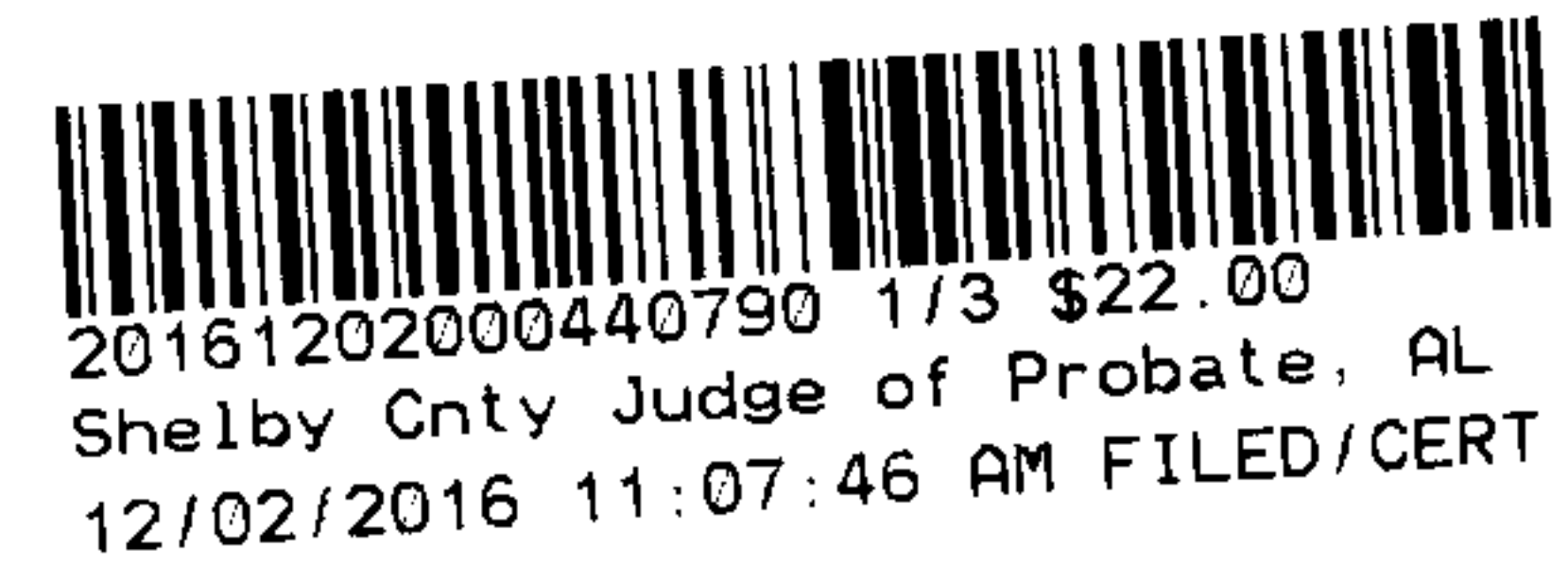


State of Alabama)
)
Shelby County)

Executrix's Deed



KNOW ALL MEN BY THESE PRESENTS, that by Letters Testamentary dated September 19, 2008, rendered by the Probate Court of Tallapoosa, Alabama, in the case of Nancy H. Eubanks, deceased, Debra Nelson Cummings was appointed Executrix of the Estate of Nancy H. Eubanks, deceased.

NOW THEREFORE, pursuant to the authority granted by the Judge of Probate of Tallapoosa County, Alabama to Debra Nelson Cummings, I, Debra Nelson Cummings, as Executrix of the Estate of Nancy H. Eubanks do hereby SELL, GRANT, CONVEY AND WARRANT to Debra Nelson Cummings, as Trustee of the Nancy H. Eubanks Living Trust, dated October 5, 2007, GRANTEE, whose address is 5 Summit Village Drive, Unit B, Jackson's Gap, AL. 36861, all of the right, title, interest in and to the following described real estate, situate in Shelby County, Alabama, to-wit:

Lot 114, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, Page 49, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded as Inst. #20040511000248910 in the Probate Office of Shelby County, Alabama.

SUBJECT to conditions, limitations, restrictions and easements of record.

TO HAVE AND TO HOLD to the GRANTEE in fee simple forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, does in her official capacity and for the successors of the GRANTOR covenant with the GRANTEE and the successors and assigns of the GRANTEE, that GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, excepting those of record or those noted above; that GRANTOR has a good right to sell and convey the said premises; that the GRANTOR and the successors of the GRANTOR shall warrant and defend the said premises to the GRANTEES and the successors and assigns of the GRANTEES forever, against the lawful claims of all persons.

WITNESS my hand on December 2, 2016.

Debra Nelson Cummings, GRANTOR
Executrix of the Estate of Nancy H. Eubanks, deceased

STATE OF ALABAMA)
)ss.
COUNTY OF SHELBY)

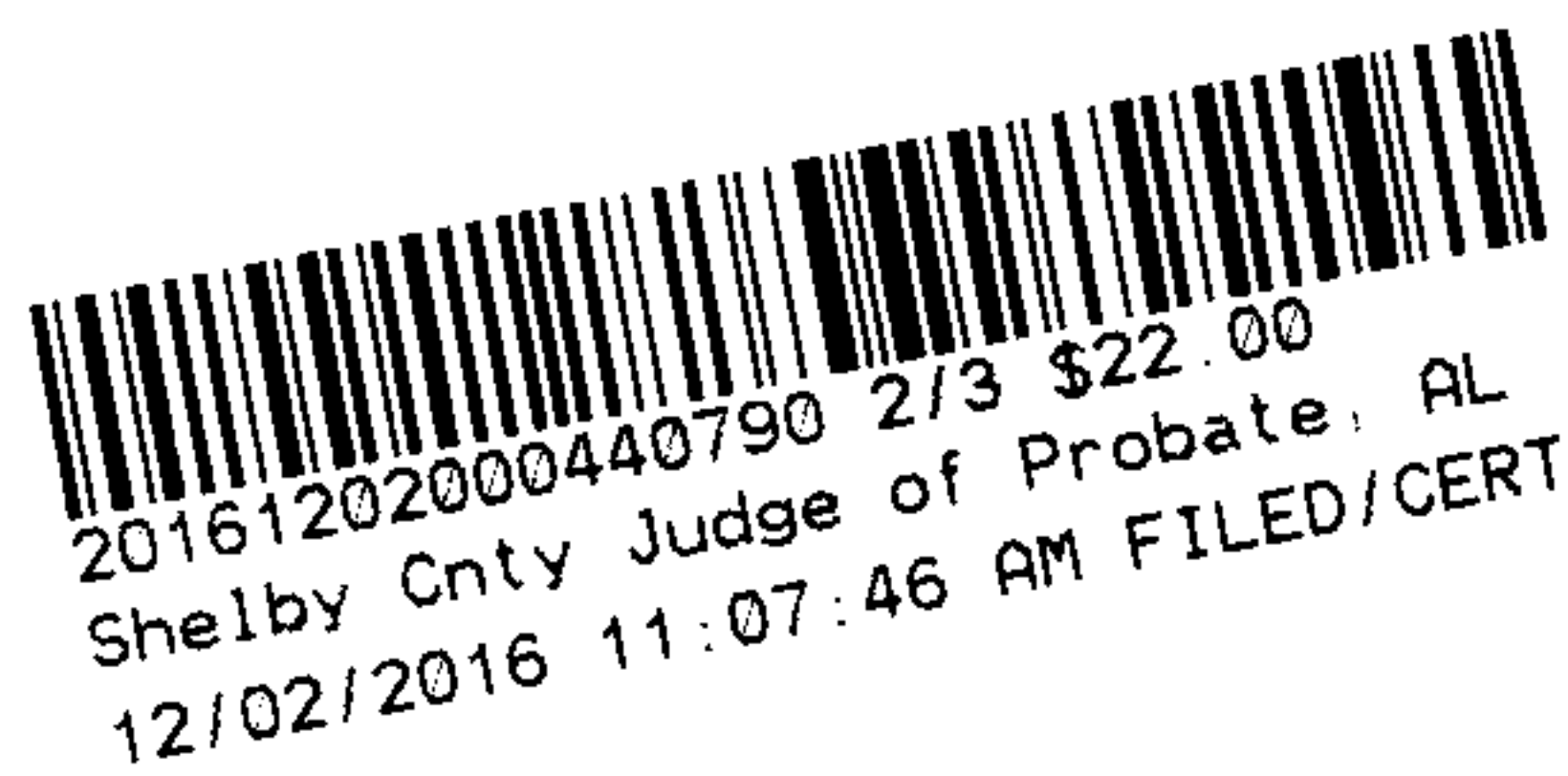
On December 2, 2016, before me personally appeared Debra Nelson Cummings, known to be the person described in and who executed the foregoing Executrix's Deed, and acknowledged that being informed of the contents of the Deed, she executed the same in her capacity as Executrix of the Estate of Nancy H. Eubanks, deceased as her free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.

Joseph C. Denison, Sr.
Joseph C. Denison, Sr., Notary Public

Document prepared by:
Candace W. Denison
Denison and Denison, P. C.
1621 Deer Tract Road
Opelika, Alabama 36801

Joseph C Denison, Sr
Notary Public, Alabama State At Large
My Commission Expires March 24, 2020



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nancy Eubanks
Mailing Address deceased

Grantee's Name Nancy H. Eubanks
Mailing Address Living Trust

Property Address 348 Chesser Loop Circle
Chelsea AL
35043

Date of Sale 12/2/14
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 188,800

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Tax Office being transferred per will

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/2/14

☒ Unattested

[Signature]
(verified by)

Print Debra H. Cummings

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20161202000440790 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2016 11:07:46 AM FILED/CERT