


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20161215000456230 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
12/15/2016 08:12:56 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P. O. Box 119 (205)665-5076

Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to: Jack Givhan Comer and

(Name) Janis Hendrix Comer

(Address) 307 Hwy. 310

Calera AL 35040

**** MINIMUM VALUE NOT REQUIRED**

Personal Representative Deed (Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JACK GIVHAN COMER, as Personal Representative of the Estate of Sara Evans Comer, deceased; JACK GIVHAN COMER and wife, JANIS HENDRIX COMER; and DEBRA COMER HORTON and husband, RONNIE JUNIOR HORTON** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **JACK GIVHAN COMER and wife, JANIS HENDRIX COMER** (herein referred to as Grantees), all of Grantor's right, title and interest in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:

PARCEL 2

A parcel of land situated in Section 15 and 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NW Corner of the NE 1/4 of the SW 1/4 of above said Section 15, said point being the POINT OF BEGINNING; thence S01°04'37"E, a distance of 248.94'; thence S07°26'05"E, a distance of 945.42'; thence S88°29'34"E, a distance of 814.82'; thence S09°11'53"E, a distance of 149.82'; thence S13°38'41"E, a distance of 80.67'; thence S23°55'36"E, a distance of 102.30'; thence S00°07'20"E, a distance of 111.33'; thence S09°03'59"W, a distance of 31.12'; thence S20°32'48"W, a distance of 149.65'; thence S17°18'32"W, a distance of 194.71'; thence S31°24'56"E, a distance of 205.54'; thence S19°33'24"E, a distance of 427.85'; thence N49°38'59"E, a distance of 155.72'; thence S14°01'09"E, a distance of 91.15'; thence S24°12'05"E, a distance of 751.61'; thence S37°26'41"W, a distance of 248.53' to a point on the Northerly R.O.W. line of Norfolk Southern Railroad, said point also being the beginning of a curve to the left, having a radius of 1415.00, a central angle of 18°55'44", and subtended by a chord which bears N63°08'51"E, and a chord distance of 465.35'; thence along the arc of said curve and said R.O.W. line, a distance of 467.48'; thence N53°40'59"E and along said R.O.W. line, a distance of 878.45'; thence N01°39'00"E and leaving said R.O.W. line, a distance of 441.36'; thence N83°15'56"W, a distance of 412.76'; thence N02°01'42"E, a distance of 416.68'; thence N88°16'31"W, a distance of 42.48'; thence N69°45'04"W, a distance of 267.29'; thence N74°14'36"W, a distance of 132.65'; thence N63°38'13"W, a distance of 127.20'; thence N59°54'02"W, a distance of 184.24'; thence N36°24'34"W, a distance of 47.69'; thence

N27°23'04"W, a distance of 41.23'; thence N12°09'07"W, a distance of 136.11'; thence N90°00'00"W, a distance of 100.16'; thence N01°04'37"W, a distance of 1321.76'; thence N90°00'00"W, a distance of 1304.37' to the POINT OF BEGINNING.

Said Parcel containing 79.99 acres, more or less, according to survey.

AND INCLUDING the following described Ingress/Egress, Utility & Drainage Easement, located in Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, lying 7.5' either side of and parallel to the following described centerlines:

Commence at the NW Corner of the NE 1/4 of the SW 1/4 of above said Section 15; thence S01°04'37"E, a distance of 248.94'; thence S07°26'05"E, a distance of 945.42'; thence S88°29'34"E, a distance of 441.02' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N21°23'21"E, a distance of 14.75'; thence N44°54'49"E, a distance of 137.38'; thence N69°15'26"E, a distance of 112.92'; thence N57°19'44"E, a distance of 67.40'; thence S86°25'37"E, a distance of 22.66'; thence S55°12'03"W, a distance of 39.58'; thence S30°50'07"E, a distance of 50.78'; thence S12°06'31"E, a distance of 132.57'; thence S09°11'53"E, a distance of 149.82'; thence S13°38'41"E, a distance of 80.67'; thence S23°55'36"E, a distance of 102.30'; thence S00°07'20"E, a distance of 111.33'; thence S09°03'59"W, a distance of 31.12'; thence S20°32'48"W, a distance of 149.65'; thence S17°18'32"W, a distance of 194.71' to the POINT OF ENDING OF SAID CENTERLINE.


THE ABOVE REFERENCED LEGAL DESCRIPTIONS WERE OBTAINED FROM THAT SURVEY PREPARED BY RODNEY SHIFLETT, ALABAMA REGISTRATION NUMBER 21784, DATED AUGUST 22, 2012.

SUBJECT TO: Rights, reservations and restrictions of record.

SOURCES OF TITLE: Deed Book 187, Pages 151 through 154.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT AND/OR WITH THE CONSENT OF ALL OF HER NEXT-OF-KIN AND DEVISEES UNDER HER WILL, BEING JACK GIVHAN COMER AND DEBRA COMER HORTON, WHO CONSTITUTE THE ONLY NEXT-OF-KIN AND HEIRS AT LAW OF THE DECEDENT, AND THE ONLY DEVISEES NAMED WITHIN HER WILL. SAID DEVISEES JOIN IN THIS CONVEYANCE, ALONG WITH THEIR SPOUSES, AS THE PROPERTY ADJOINS THE HOMESTEAD PROPERTIES OF SAID DEVISEES. SAID NEXT-OF-KIN OF DECEDENT ALSO CONSTITUTE THE ONLY NEXT-OF-KIN OF JACK P. COMER, THE HUSBAND OF DECEDENT, WHO PREDECEASED THE DECEDENT, AND THE NATURAL FATHER OF SAID NEXT-OF-KIN.

SARA EVANS COMER (THE DECEDENT HEREIN) WAS ONE AND THE SAME PERSON WHO WAS KNOWN AS "SARAH K. COMER" WITHIN THE ABOVE REFERENCED SOURCES OF TITLE.


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****PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT AND CONSENT OF HIS NEXT OF KIN AND DEVISEES.**

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, and to their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, **JACK GIVHAN COMER, as Personal Representative of the Estate of Sara Evans Comer, deceased, and the devisees of her Will, along with their respective spouses**, who are authorized to execute this conveyance, have hereto set their hands and seals, this the _____ day of _____, 2016.

ESTATE OF SARA EVANS COMER

Jack Givhan Comer

By: Jack Givhan Comer

Its: Personal Representative

Jack Givhan Comer

Jack Givhan Comer, Individually

Janis Hendrix Comer

Janis Hendrix Comer, Individually

Ronnie Junior Horton

Ronnie Junior Horton, Individually

Debra Comer Horton

Debra Comer Horton, Individually

STATE OF ALABAMA)
COUNTY OF SHELBY)



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I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JACK GIVHAN COMER**, whose name as **Personal Representative of the ESTATE OF SARA EVANS COMER, deceased**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 14th day of December 2016.

Keri M. Foster

Notary Public

My Commission Expires: 1-7-19

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JACK GIVHAN COMER and JANIS HENDRIX COMER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December 2016.

Kimi M. Foster
Notary Public
My commission expires: 1-7-19

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DEBRA COMER HORTON and RONNIE JUNIOR HORTON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December 2016.

Kimi M. Foster
Notary Public
My commission expires: 1-7-19



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Jack Givhan Comer, PR
Estate of Sara Evans Comer
Mailing Address 307 Hwy. 310
Calera, AL 35040

Grantee's Name Jack Givhan Comer
Janis Hendrix Comer
Mailing Address 307 Hwy. 310
Calera, AL 35040

Property Address 301 Hwy. 310
Calera, AL 35040

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Market Value \$ 300,000.00 ^{1/2} 150,000

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 Alabama Code Section 40-22-1
Exempt Deed Tax

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).

14/Dec/2016
Date

Print JACK GIVHAN COMER, PR
Sign Jack Givhan Comer
(Grantor/Grantee/Owner/Agent) circle one


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