

PERSONAL REPRESENTATIVE'S DEED

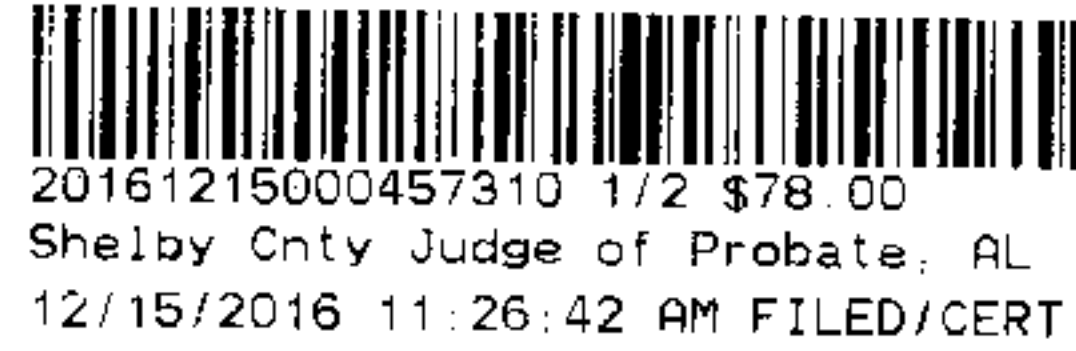
This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Adam V. Vickers
3633 DeSaix Blvd.
New Orleans, LA. 70119

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS,

The decedent, Richard W. Vickers, died intestate on or about December 15, 2015. At the time of the decedent's death he was not married and was survived by his only issue, Adam V. Vickers and Cole W. Vickers. The Shelby County Alabama Probate Court, (Case Number PR-2015-000800) issued "Letters of Administration on March 15, 2016 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Richard W. Vickers, deceased. More than six months has elapsed since the issuance of the Letters of Administration, all reasonably ascertainable creditors have been given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Sanford D. Hatton, Jr., in his capacity as the duly appointed Personal Representative of the Estate of Richard W. Vickers, deceased, (Shelby County Alabama Probate Case Number PR-2015-000800), (hereinafter referred to as GRANTOR) does quit claim, grant and convey all the decedent's interest unto the decedent's heirs at law, namely, Adam V. Vickers and Cole W. Vickers (herein referred to as GRANTEES), as tenants in common, in the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

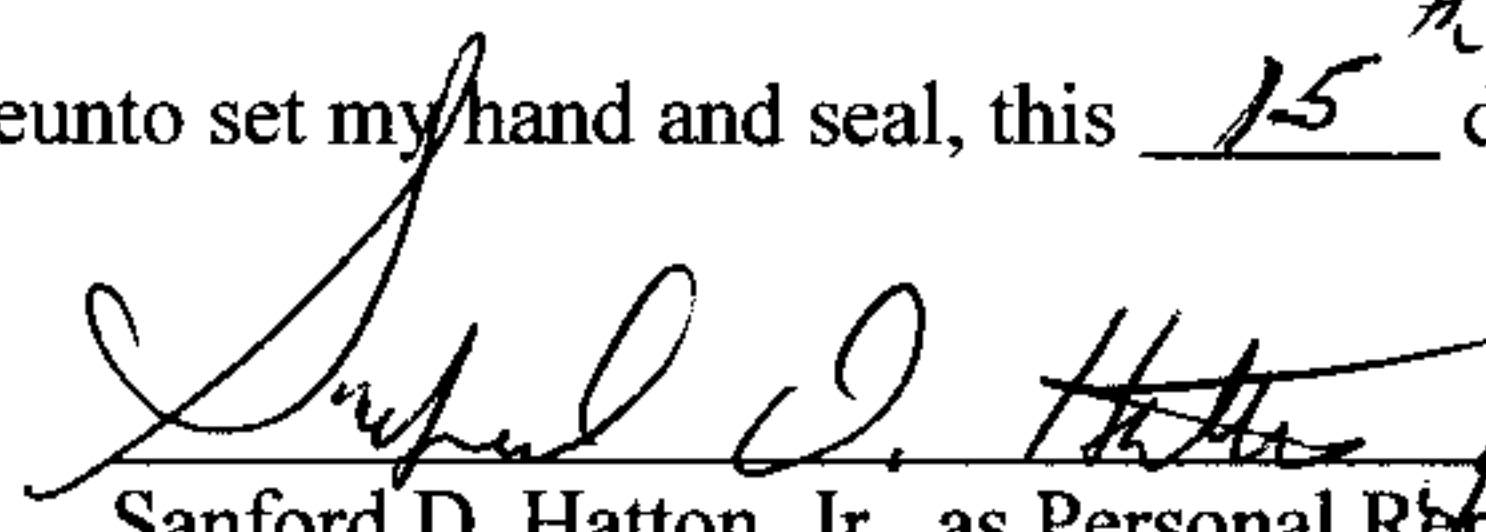
From the Southeast corner of the SW ¼ of the SW ¼ of Section 23, Township 19 South, Range 1 East, run Northwardly along the East line of said ¼ ¼ Section a distance of 651.18 feet to the point of beginning; thence left 41 deg. 08 min. a distance of 168.40 feet to a point on the South right of way line of a dirt road; thence left 51 deg. 51 min. along said right of way a distance of 115.0 feet; thence left 87 deg. 12 min. a distance of 126.59 feet, thence left 91 deg. 14 min. 30 sec. a distance of 225.28 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that each GRANTEE shall own a one-half interest in the above described property.

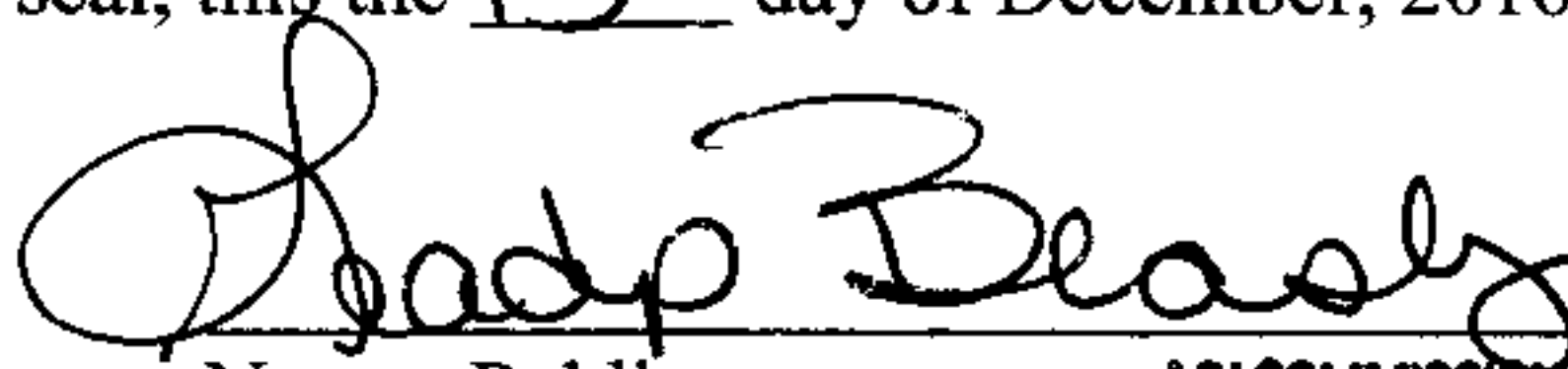
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of December, 2016.


Sanford D. Hatton, Jr., as Personal Representative of
The Estate of Richard W. Vickers, deceased.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr, whose name 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, in his capacity as Personal Representatives of the Estate of Richard W. Vickers, deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15 day of December, 2016.


Notary Public MY COMMISSION EXPIRES JUNE 4, 2018
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name: Estate of Richard W. Vickers Grantees' Name: Adam V. Vickers & Cole W. Vickers

Mailing Address: C/O Sanford D. Hatton, Jr. Mailing Address: 3633 DeSaix Blvd.
P.O. Box 976 New Orleans, LA. 70119
Columbiana, Al. 35051

Property Address: 100 Hillside LN. Date of Sale: December 15, 2016
Westover, AL. 35147

Total Purchase Price: \$ _____
Or
Actual Value: \$ _____
Or
Assessors Market Value: \$59,670.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement Shelby County Tax Assessor Valuation

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

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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 recording.

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 evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

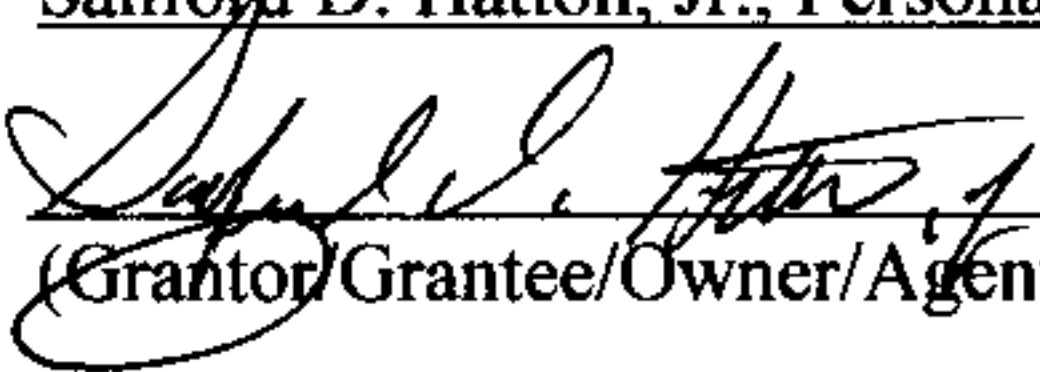
If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized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



20161215000457310 2/2 \$78.00
Shelby Cnty Judge of Probate: AL
12/15/2016 11:26:42 AM FILED/CERT

Date: 12/15/16 Print: Sanford D. Hatton, Jr., Personal Representative

☐ Unattested Sign: 
(verified by) (Grantor/Grantee/Owner/Agent) circle one