


This instrument was prepared by:
John W. Gant, Jr.
Jones Walker LLP
1819 5th Avenue North, Suite 1100
Birmingham, AL 35203

Send Tax Notice To:
John P. Blackburn
151 Country Manor Drive
Sterrett, AL 35147


20170203000042900 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/03/2017 12:47:28 PM FILED/CERT

EXECUTOR'S DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the provisions of the Last Will and Testament of James Blackburn, deceased, dated August 6, 2011, and admitted to probate in the Probate Court of Shelby County, Alabama, as Case Number PR-2011-000598, and the Last Will and Testament of Virginia Lee Blackburn, deceased, dated August 6, 2011, and admitted to probate in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-000755, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, I,

JOHN PERRY BLACKBURN,
as Personal Representative of the Estate of
James Blackburn, deceased,

and, I,

JOHN PERRY BLACKBURN,
as Personal Representative of the Estate of
Virginia Lee Blackburn, deceased,

(herein referred to as "Grantor," whether one or more), do grant, bargain, sell, and convey unto

JOHN P. BLACKBURN, a married man

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NE ¹/₄ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run West along the North line of said Section 1521.22 feet; thence left 93° 04' 44" and run Southerly 20.0 feet to point of beginning; thence continue along last described course 459.25 feet; thence right 90° 00' and run Westerly 443.0 feet to a point which is 30.01 feet South of the SE corner of Lot 2, according to a Subdivision of Martin M. Muller Property, as recorded in Map Book 8, Page 112; thence right 91° 34' 12" and run Northerly along the Easterly line of said Lot 2 and the Southerly extension thereof, a distance of 240.01 feet to the Northeast corner of said Lot 2; thence left 12° 21' 36" and run Northwesterly along the East line of Lot 1, of said Martin M.

Muller Subdivision, 250.0 feet to the Northeast corner of said Lot 1; thence Easterly 483.93 feet to point of beginning.


Together with rights title and interest in and to that certain perpetual easement for ingress and egress created in Real 40, page 546 along a private road serving subject property and adjoining lands.

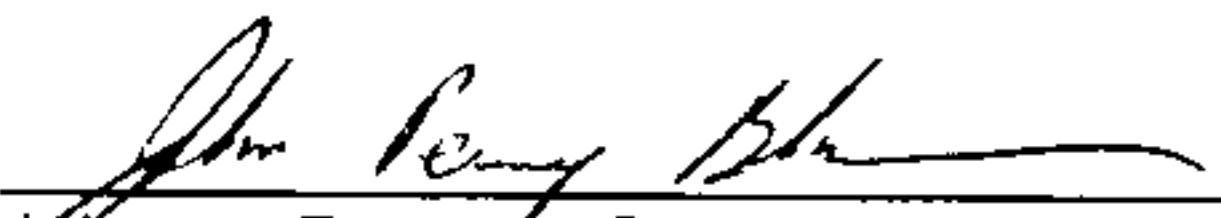
SUBJECT TO THE FOLLOWING:


1. Taxes due and payable October 1, 2017.
2. Subject to rights of others in private road terms, condition, easements and restrictions recorded in Real 40, Page 546 in the Probate Office of Shelby County, Alabama.
3. Easement for water line recorded in Instrument 1999-34171 in the Probate Office of Shelby County, Alabama.
4. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Instrument 1994-499 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors, administrators, personal representatives and assigns, forever.

IN WITNESS WHEREOF, I, JOHN P. BLACKBURN, as Personal Representative of the Estate of James Blackburn, and, I, JOHN P. BLACKBURN, as Personal Representative of the Estate of Virginia Lee Blackburn, have hereunto set my hand and seal this 01 day of FEB, 2017.


John Perry Blackburn, as Personal
Representative of the Estate of James
Blackburn


John Perry Blackburn, as Personal
Representative of the Estate of Virginia Lee
Blackburn


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Shelby Cnty Judge of Probate, AL
02/03/2017 12:47:28 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Perry Blackburn, as Personal Representative of the Estate of James Blackburn, 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 Representative of the Estate of James Blackburn, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of February, 2017.

[NOTARIAL



Martha Miller Miles

Notary Public

My commission expires: 1-30-19

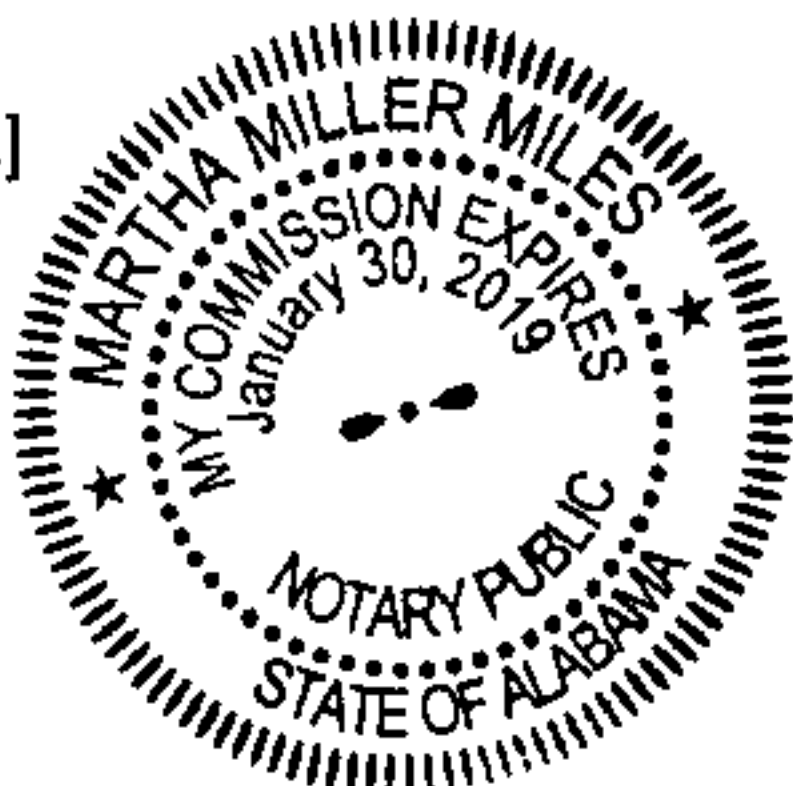
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Perry Blackburn, as Personal Representative of the Estate of Virginia Lee Blackburn, 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 Representative of the Estate of Virginia Lee Blackburn, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of February, 2017.

[NOTARIAL SEAL]



Martha Miller Miles

Notary Public

My commission expires: 1-30-19



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Real Estate Sales Validation Form

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

John Perry Blackburn as Personal Representative of the Estate of James Blackburn;
John Perry Blackburn as Personal Representative of the Estate of Virginia Lee Blackburn

Grantor's Name

Mailing Address

151 Country Manor Drive

Sterrett, AL 35147

Grantee's Name

Mailing Address

John P. Blackburn

151 County Manor Drive

Sterrett, AL 35147

Property Address

151 Country Manor Drive

Sterrett, AL 35147

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 264,890.00



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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 Assessor's Current Market Value

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 01/FEB/2017

Print JOHN PERRY BLACKBURN

☐ Unattested

(verified by)

Sign

John Perry Blackburn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1