

THIS INSTRUMENT WAS PREPARED BY:

John R. Martin, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35223

SENT TAX NOTICE TO:

Sam P. Howell
234 County Hwy 13
Cleveland, AL 35049

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 01 day of FEBRUARY, 2017, by and between Samuel Porter Howell, Jr., the Personal Representative of the Estate of Jo Anne S. Howell, deceased, (hereinafter referred to as "Grantor") and Kathryn Howell Williams, Steven Dwight Allen, Jr., and Samuel Porter Howell, Jr. (hereinafter referred to as "Grantees"):


THAT WHEREAS, Jo Anne S. Howell, deceased died testate in Shelby County, Alabama on November 29, 2015 and her Last Will and Testament dated October 28, 1997 was admitted to Probate by the Probate Court of Shelby County, Alabama, in Case Number PR-2016-000009, and the Court appointed the undersigned Samuel Porter Howell, Jr., the Grantor herein, as Administrator with the Will Annexed with Letters of Administration with the Will Annex duly issued to Samuel Porter Howell, Jr. on January 27, 2016 and Samuel Porter Howell, Jr. is still acting in such capacity as a Personal Representative; and the terms of said decedent's Will provide that the decedent's residuary estate (including the real property described below) shall be distributed to the grantees; and the grantor, in his capacity as personal representative of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantees in partial satisfaction of said devise of the decedent's residuary estate; and

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantees herein, the receipt whereof is acknowledged, the Grantor does grant, bargain, sell, convey and transfer unto the Grantees as tenants-in-common, all right, title, interest and claim in and to the following described real property, situated, lying and being in Shelby County, Alabama:

Lot 2 according to the survey of Meadow Brook Estates, First Sector, according to Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to the following:

All ad valorem taxes for the current year, easements, covenants and restrictions of record.


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Shelby Cnty Judge of Probate, AL
02/03/2017 03:29:05 PM FILED/CERT

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantees herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

TO HAVE AND TO HOLD unto the said Grantees as tenants in common, their heirs and assigns forever.

This instrument is executed by the grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the grantor in his individual capacity, and the grantor expressly limits his liability to the representative capacity named.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting his signature, this 01 day of FEBRUARY, 2017.

Estate of Jo Anne S. Howell, deceased

Samuel Porter Howell Jr

Samuel Porter Howell, Jr.,
Personal Representative

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Samuel Porter Howell, Jr. as Personal Representative of the Last Will and Testament of Jo Anne S. Howell, deceased, 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 executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 01 day of February, 2017.

Chf A Ell

NOTARY PUBLIC

My commission expires:
My Commission Expires 3-09-2017

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Shelby Cnty Judge of Probate, AL
02/03/2017 03:29:05 PM FILED/CERT

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:

Estate of Jo Anne S. Howell, dec'd
Samuel Porter Howell, Jr. Personal Representative
234 County Hwy. 13
Cleveland, AL 35049

Grantees' Name:

Kathryn Howell Williams
1022 Westwick Circle
Birmingham, AL 35242

Steven Dwight Allen, Jr.
5304 Meadow Brook Road
Birmingham, AL 35242

Samuel Porter Howell, Jr.
234 County Hwy. 13
Cleveland, AL 35049

Property Address:

5304 Meadow Brook Road
Birmingham, AL 35242

Date of Sale: _____

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 02/01/2017

Print: Samuel Porter Howell, Jr. Personal
Representative

Sign: Samuel Porter Howell Jr
(Owner / Agent) circle one



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Shelby Cnty Judge of Probate, AL
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