

This instrument was prepared by
Wayne Simmons, Esq.
117 River Run Road
Childersburg, AL 35044

send tax notice to:
Lindell Howard
212 N. River Dr.
Shelby AL 35143

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Joel David Howard ("decedent") died testate November 3, 2009;

WHEREAS, decedent's Will was received for probate in Shelby County, Alabama Case Number PR-2010-000662;

WHEREAS, Lindell Syx Howard is the duly appointed Personal Representative of said Estate and is presently serving in said capacity;

WHEREAS, Lindell Syx Howard is the sole beneficiary under decedent's Will; and

WHEREAS, the undersigned Grantor desires and is properly empowered to transfer and convey the real property described herein to the sole beneficiary/Grantee;

NOW, THEREFORE, Lindell Syx Howard, as Personal Representative of the Estate of Joel David Howard (GRANTOR), pursuant to Ala. Code § 43-2-640, in hand paid by Lindell Syx Howard (GRANTEE), for and in consideration of Ten and no/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, and, convey unto GRANTEE and his/her assigns forever in fee simple, the following described real property situated in Jefferson County, Alabama, to-wit:

An undivided one-half (1/2) interest in the following real property:

PARCEL II legally described as:

Commence at the SW corner of the SW ¼ of the NW ¼, of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line thereof for 649.51 feet; thence 114 degrees 5 minutes 15 seconds left run Northwesterly for 159.81 feet to the point of beginning; thence continue along the last described course for 356.55 feet to the Southeasterly right of way of Alabama State Highway 70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 103.59 feet; thence 90 degrees 00 minutes 00 seconds left run Southeasterly for 10.00 feet; thence 90 degrees 00 minutes 00 seconds right run Southwesterly for 79.34 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly for 355.59 feet; thence 90 degrees 00 minutes 00 seconds left run Northeasterly for 183.20 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945

Shelby County, AL 05/09/2017
State of Alabama
Deed Tax: \$50.00


20170509000161110 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
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PARCEL III legally described as:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line thereof for 649.5 feet to the point of beginning; thence continue last described course for 174.17 feet; thence 114 degrees 05 minutes 15 seconds left run Northwesterly for 579.58 feet to the Southerly right of way of Alabama State Highway #70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 159.19 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly 516.35 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945.

PARCEL IV legally described as:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line thereof for 823.67 feet to the point of beginning; thence continue last described course for 266.99 feet to the Westerly right of way of Shelby County Highway #97; thence 103 degrees 01 minutes 34 seconds left run Northerly along said right of way for 713.03 feet to the Southerly right of way of Alabama State Highway #70; thence 57 degrees 52 minutes 20 seconds left run Northwesterly along last said right of way for 53.01 feet; thence 40 degrees 21 minutes 40 seconds left run Southwesterly along said right of way for 329.82 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly for 579.58 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945.

Together with all and singular, the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging; also all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever, SUBJECT TO any and all mortgages, encumbrances, easements, restrictions, reservations, rights-of-ways appearing of record, and, ad valorem taxes affecting the above-described property.

And the GRANTOR does covenant with GRANTEE, her heirs, personal representatives, successors, and, assigns only against her own acts; that she has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that the GRANTOR will so warrant and defend to said GRANTEE, her heirs, personal representatives, successors, and assigns.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned, Lindell Syx Howard, as Personal Representative of the Estate of Joel David Howard, has hereunto set her hand and seal this the 25th day of April, 2017.

Lindell Syx Howard
Lindell Syx Howard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Lindell Syx Howard, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2017.

[Signature]
Notary Public
My Commission expires 3/20/19


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Shelby Cnty Judge of Probate, AL
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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

Grantor's Name Lindell Howard
Mailing Address 212 N River Dr.
Shelby AL 35143

Grantee's Name Lindell Howard
Mailing Address 212 N River Dr
Shelby AL 35143

Property Address no address

Date of Sale 4/25/17
Total Purchase Price \$

or
Actual Value \$ 1/2 = 50,000

or
Assessor's Market Value \$



20170509000161110 4/4 \$74.00
Shelby Cnty Judge of Probate, AL
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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 5/9/17

Unattested

(verified by)

Print Wayne Simons, Esq.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1