

20170912000331890
09/12/2017 10:20:54 AM
EXEDED 1/7

Send tax notice to:
Gretchen Greer Britt
2363 Ridge Trail
Birmingham, AL 35242

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Corinne Doty Greer, deceased, the undersigned Grantors, Richard Doty Greer and Gretchen Greer Britt, in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Richard Doty Greer, a married man, and Gretchen Greer Britt, an unmarried woman, as tenants in common (hereinafter referred to as "Grantees" and said Grantees being the devisees pursuant to the terms of the said decedent's Will, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the survey of MEADOW BROOK TOWNHOMES, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SOURCE OF TITLE: Book 081, Page 879

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Title to all minerals underlying the NW 1/4 of NW 1/4 of Section 6, Township 19 South, Range 1 West, with mining rights and privileges belonging thereto, as conveyed in Deed Book 66, Page 34, in the Probate Office of Shelby County, Alabama.

3. Title to all minerals underlying the E 1/2 of the NE 1/4 of Section 1, Township 19 South, Range 2 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.

4. Title to all minerals underlying the SW 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama.

5. Restrictive covenants and conditions as shown by instrument recorded in Real Record 023, Page 621, in Probate Office.

6. Transmission line permit to Alabama Power Company recorded in Real Record 075, Page 649, in Probate Office.

7. Sewer easement and connection agreement as recorded in Real Record 058, Page 365, in Probate Office.

8. Declaration of Covenants, Conditions and Restrictions as recorded in Real Record 81, Page 323, in the Probate Office of Shelby County, Alabama.

9. Instrument of Declaration for sewer to Cahaba Water Renovation Systems, Inc., as recorded in Real Record 81, Page 352, in Probate Office.

10. Declaration of Covenants, Conditions, Restrictions, and Rights, as recorded in Real Record 81, Page 355, in Probate Office.

11. Easement over the Southerly side of said lot for ingress, egress, and public utilities, as shown on recorded map.

12. 7-foot utility easement over the Northeasterly side of said lot as shown on recorded map.

13. Restrictions as shown on recorded map of said subdivision.

14. Covenants, Agreements, Restrictions, and Easements of record, as set forth in the By-Laws of the Meadow Brook Townhomes Association, Inc., as recorded in Inc. Book 30, Page 905, in said Probate Office.

15. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

16. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby

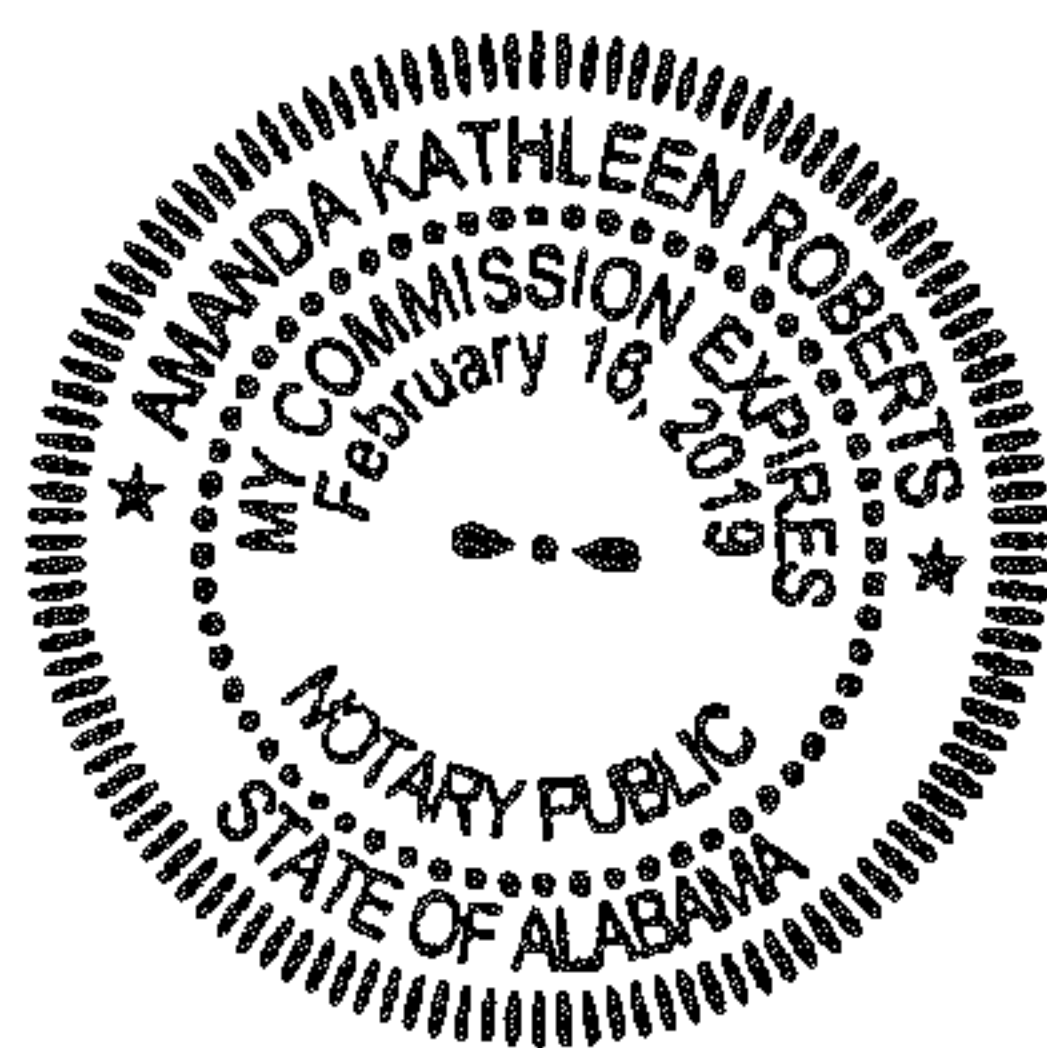
County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The said decedent's Will dated May 20, 2015, was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 2016-230305 and said Court issued Letters Testamentary to the Personal Representative on March 27, 2017. Certified copies of the probate proceedings have been recorded in the Probate Court of Shelby County, Alabama, as Instrument No. 20170123000027860.

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 30th day of August, 2017.



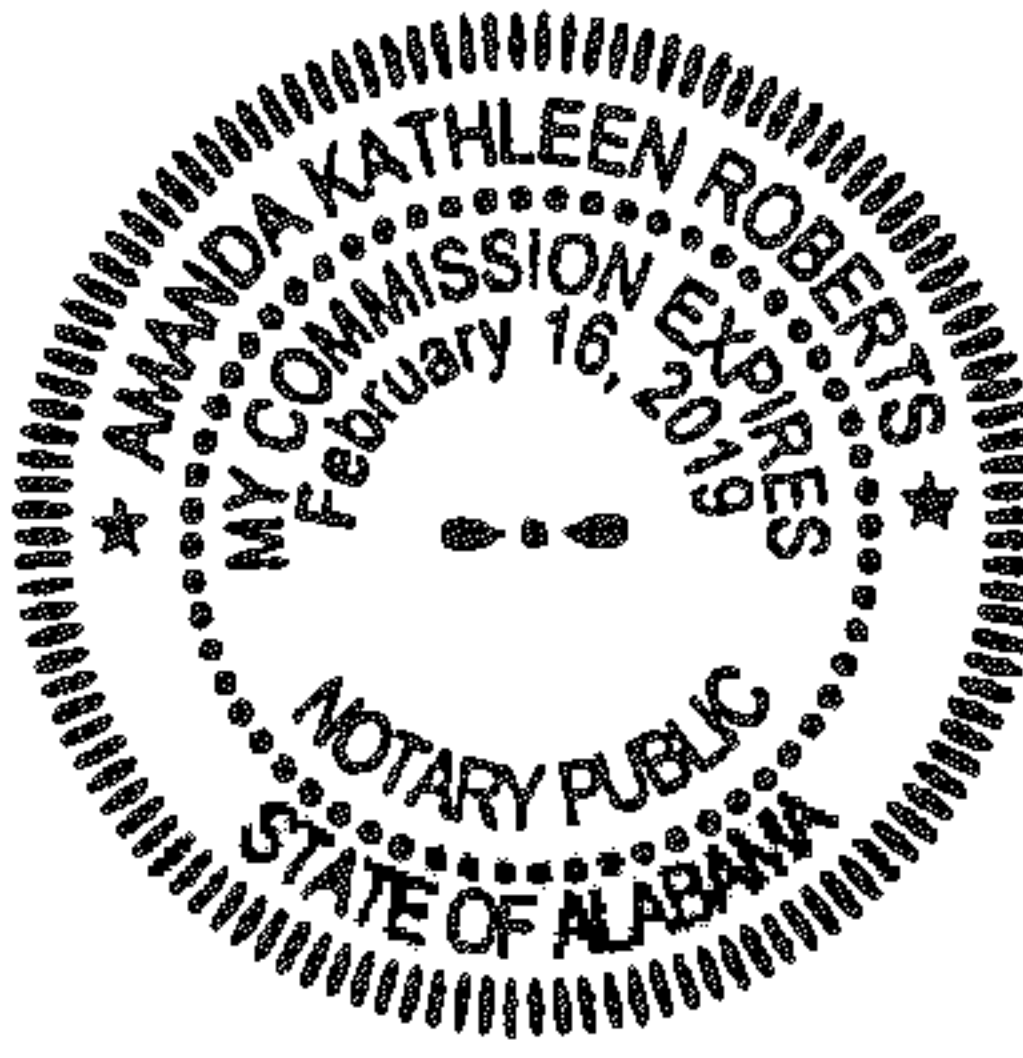
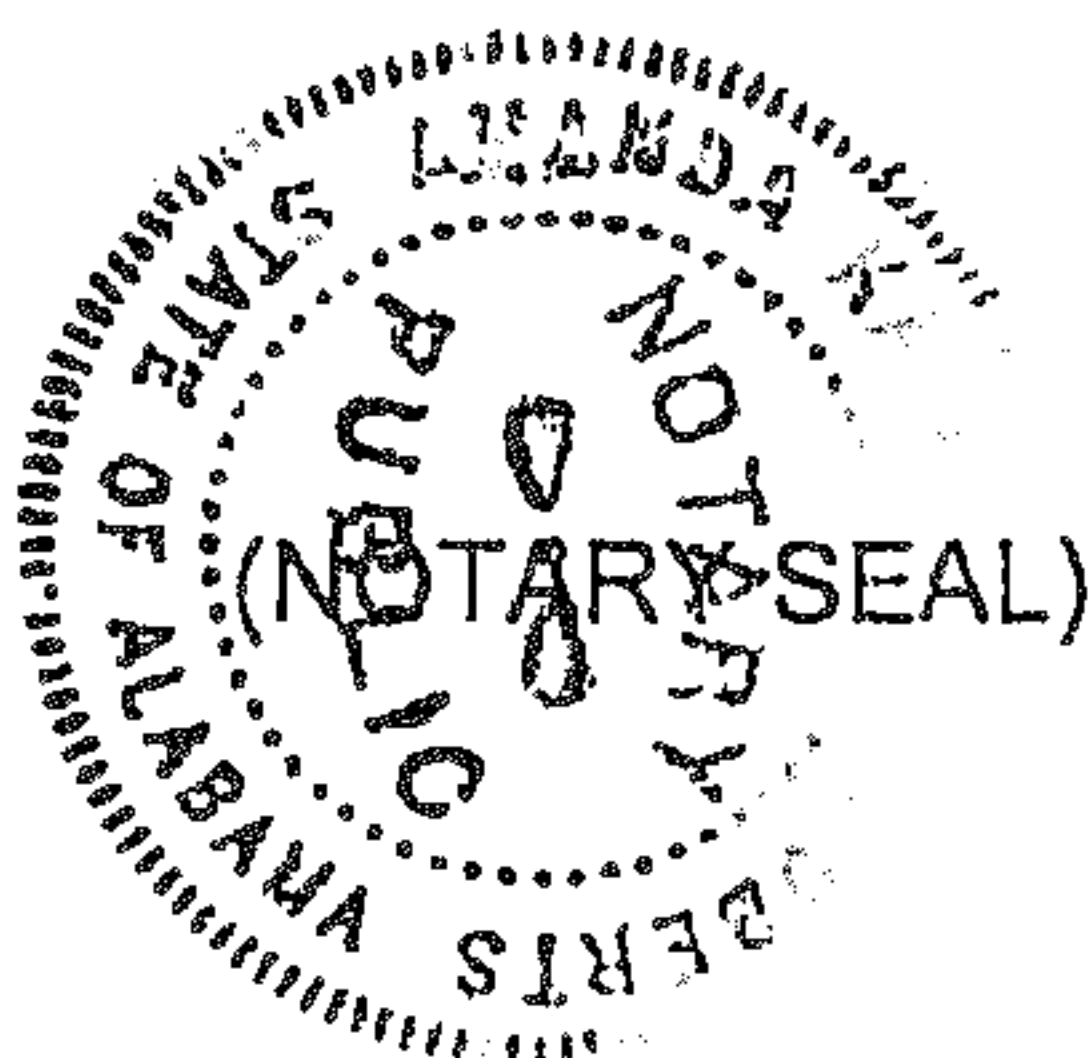
Richard Doty Greer
Richard Doty Greer, as Co-Personal Representative of the Estate of Corinne Doty Greer, deceased

Gretchen Greer Britt
Gretchen Greer Britt, as Personal Representative of the Estate of Corinne Doty Greer, deceased

ACKNOWLEDGMENTS ARE ON THE FOLLOWING PAGE

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Richard Doty Greer, whose name as Personal Representative of the Estate of Corinne Doty Greer, 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, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date. ✓

Given under my hand this 30th day of August, 2017.



Amanda Roberts
Notary Public

Amanda Kathleen Roberts
Printed Name

My Commission Expires: 2/16/19

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Gretchen Greer Britt, whose name as Personal Representative of the Estate of Corinne Doty Greer, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 2017.

(NOTARY SEAL)

Notary Public

Printed Name

My Commission Expires: _____

County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The said decedent's Will dated May 20, 2015, was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 2016-230305 and said Court issued Letters Testamentary to the Personal Representative on March 27, 2017. Certified copies of the probate proceedings have been recorded in the Probate Court of Shelby County, Alabama, as Instrument No. 20170123000027860.

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

15th IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this day of AUGUST, 2017.

Richard Doty Greer, as Co-Personal Representative of the Estate of Corinne Doty Greer, deceased



Gretchen Greer Britt, as Personal Representative of the Estate of Corinne Doty Greer, deceased

ACKNOWLEDGMENTS ARE ON THE FOLLOWING PAGE

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Richard Doty Greer, whose name as Personal Representative of the Estate of Corinne Doty Greer, 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, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 2017.

Notary Public

Printed Name

My Commission Expires: _____

(NOTARY SEAL)

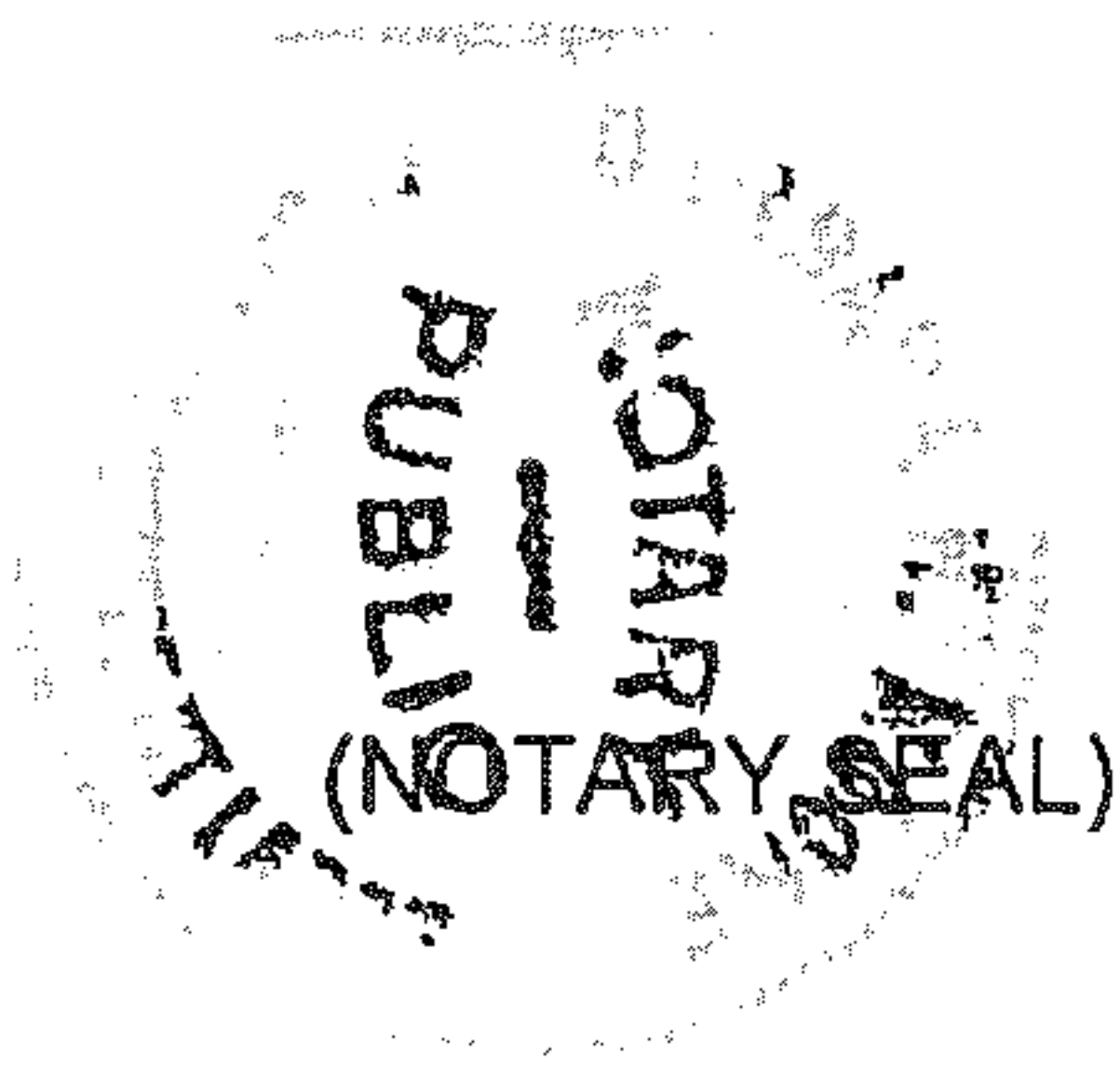
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Gretchen Greer Britt, whose name as Personal Representative of the Estate of Corinne Doty Greer, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of August, 2017.

Barbara H Moore
Notary Public

Barbara H Moore
Printed Name

My Commission Expires: 7/16/20



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Richard Doty Greer and
 Mailing Address Gretchen Greer Britt, Per. Rep.
 2363 Ridge Trail
 Birmingham, AL 35242

Grantee's Name Richard Doty Greer and
 Mailing Address Gretchen Greer Britt, TIC
 2363 Ridge Trail
 Birmingham, AL 35242

Property Address Meadowbrook Townhomes

Date of Sale Inheritance: 11/25/16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 185,300



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/12/2017 10:20:54 AM
 \$34.00 CHERRY
 20170912000331890

[Signature]

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 Tax Assessor's Market Value

☐ 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 8-15-17

Print

Gretchen Greer Britt

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1