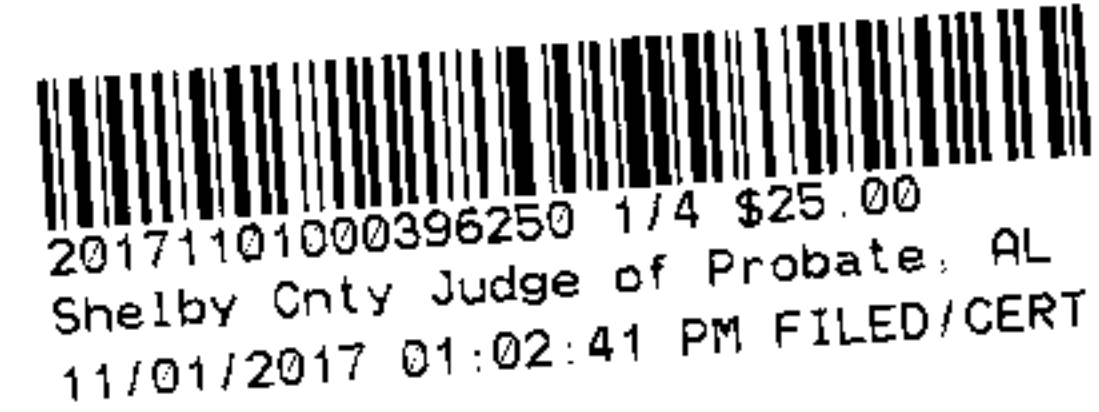


ADMINISTRATOR'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Karen K. Stewart (the "Decedent") died on or about January 23, 2016, a resident of Shelby County, Alabama; and

WHEREAS, the Decedent was predeceased by her husband, George D. Stewart, on September 12, 2006; and

WHEREAS, the undersigned Danny D. Stewart was issued Letters of Administration by the Probate Court of Shelby County, Alabama (Case No. PR-2016-000320) on August 10, 2016, a copy attached hereto; and

WHEREAS, Danny D. Stewart and Melissa K. Stewart are the only children of Karen K. Stewart and George D. Stewart, and are the only heirs of the estate and of the Decedent.

WHEREAS, it is the desire of the Administrator to execute this deed for the purpose of perfecting and confirming that the Decedent's interest in the real property described hereinafter passed to Danny D. Stewart and Melissa K. Stewart, to the extent relevant, under the laws of intestacy of the State of Alabama;

NOW THEREFORE, in consideration of the premises set out herein, and the sum of Ten Dollars (\$10.00) in-hand paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, and for the purposes of perfecting and confirming title in Danny D. Stewart, Danny D. Stewart, as Administrator of the Estate of Karen K. Stewart, deceased, as **Grantor** does by these presents remise, release, quitclaim and convey unto Danny D. Stewart and Melissa K. Stewart, **Grantees**, the following described real property situated in Shelby County, Alabama:

Property consisting of approximately 19 acres located at 12279 Old Highway 280, Chelsea, Shelby County, Alabama, more particularly described as follows:

South 470 feet of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, West of Hwy 91, in Section 5, Township 19, Range 1 West.

Lot in SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 6, Township 19, Range 1 West, begin at SW corner, run North 70 yards, East 70 yards, South 70 yards, West 70 yards to beginning.

Part of NW¼ of NE¼, Section 29, Township 19, Range 1 West, beginning at NW corner, East 330 feet for beginning; thence South 2 deg. 15' East 1320 feet; North 86 deg. 15' East 330 feet; North 2 deg. 15' West 660 feet; North 86 deg. 15' East 453.8 feet to Hwy 91; North 26 deg. 15' East 208.7 feet; South 86 deg. 15' West 552 feet; North 2 deg. 15' West 182 feet; North 86 deg. 15' East 365 feet; North 2 deg. 40' West 296 feet to Section line; South 86 deg. 15' West 695 feet to beginning.

BEGIN AT SE CORNER AT NW¼ OF NE¼ SECTION 29, TOWNSHIP 19, RANGE 1 WEST; RUN West 401 feet to West line of Hwy 91 for beginning; South 86 deg. 15' West 268 feet; North 2 deg. 15' West 660 feet; North 86 deg. 15' East 453.6 feet to West line Highway right of way; Southwesterly along Highway to beginning.

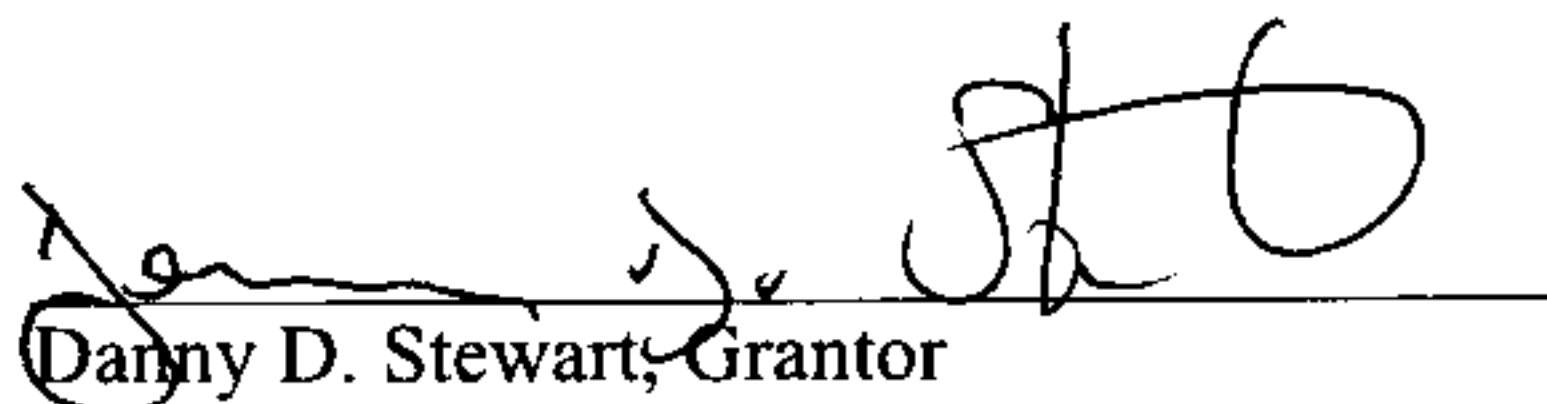
Subject to:

Existing covenants and restrictions, easements, building lines, rights of way and limitations, if any, of record.

TO HAVE AND TO HOLD the same unto Danny D. Stewart and Melissa K. Stewart, their heirs and assigns, in fee simple, forever.

The undersigned executes this Administrator's deed solely in his capacity as Administrator of the Estate of Karen K. Stewart, deceased, and nothing herein shall be construed to impose any liability on him in his individual capacity.

IN WITNESS WHEREOF, the undersigned Danny D. Stewart executed this instrument, as Administrator of the Estate of Karen K. Stewart, deceased, on this 22 day of September, 2017.




Danny D. Stewart, Grantor

As Administrator of the Estate of Karen K. Stewart, Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny D. Stewart, whose name as Administrator of the Estate of Karen K. Stewart, deceased, is signed to the foregoing Administrator's Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the


20171101000396250 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/01/2017 01:02:41 PM FILED/CERT

instrument, in his capacity as Administrator of the Estate of Karen K. Stewart, deceased, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 27th day of September, 2017.

Kenyetta Davis
Notary Public

My Commission expires

[NOTARIAL SEAL]



*Upon recording return and
send Tax Notice to:*

Danny D. Stewart
10931 CR 50
Clanton, AL 35045
205.229.0030

20171101000396250 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/01/2017 01:02:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Danny Stewart
Mailing Address 10931 Cr 50
Clanton AL 35045

Grantee's Name Danny Stewart
Mailing Address 10931 Cr 50
Clanton AL 35045

Property Address 12279 Old Hwy 280
Chelsea 35005

Date of Sale 9/27/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 426,910

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

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 11/1/17

Unattested

Print Danny D. Stewart

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one