

This instrument prepared by:

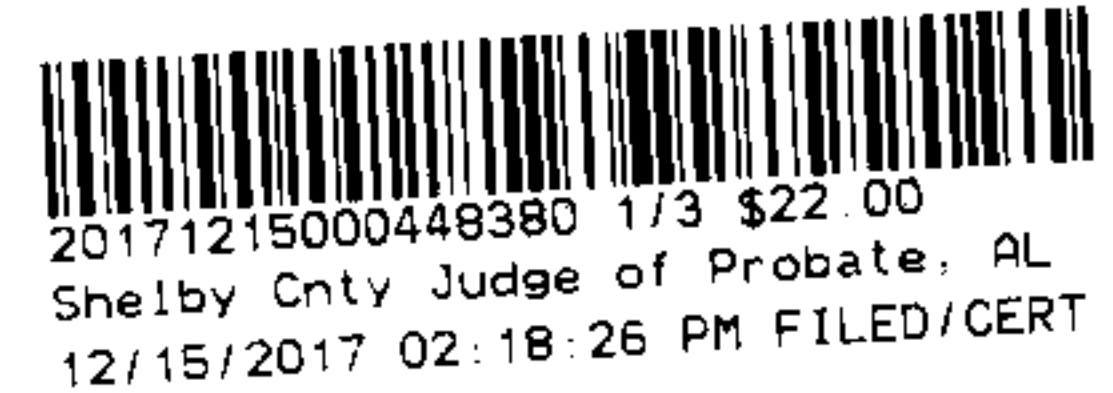
Suzanne D. Paulson  
Leitman, Siegal & Payne, P.C.  
400 North 20th Street, Suite 2000  
Birmingham, AL 35203

Send tax notice to:

William Tucker Stephenson  
2573 Mountain Lodge Circle, Apt H  
Vestavia, AL 35216

**STATE OF ALABAMA      )**

**COUNTY OF SHELBY      )**



### **PERSONAL REPRESENTATIVE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, title to that certain tract of land located in Shelby County, Alabama, more particularly described hereinbelow (the "Property"), was acquired by Marsha F. Hatfield, in that certain deed recorded in the Probate Office of Shelby County, Alabama, in Instrument Number 20091203000444030;

WHEREAS, Marsha F. Hatfield (the "decedent") died testate on September 2, 2015;

WHEREAS, on December 1, 2016, the decedent's will (the "Will") was admitted to probate in the Office of the Judge of Probate of Shelby County, Alabama, Case No. 2016000817, and Letters Testamentary were issued to Mandy Adams, as the nominated personal representative under the Will;

WEHREAS, the decedent, pursuant to the Fifth Paragraph of the Will, gifted the Property to William Tucker Stephenson; and

WHEREAS, the undersigned Grantor desires to transfer and convey the Property to the Grantee as provided for in the Will of Marsha F. Hatfield.

NOW, THEREFORE, in accordance with the Will of Marsha F. Hatfield, and for and in consideration of Ten and No/100 Dollars (\$10.00) paid to Mandy Adams, as personal representative of the estate of Marsha F. Hatfield (the "Grantor"), in hand paid by William Tucker Stephenson (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property, situated in Shelby County, Alabama, more particularly described, as follows:

Begin at the South East corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama and run in a Northerly direction parallel with Pine Street for a distance of 300 ft. to Point of Beginning of portion of Lots 8 and 7 in Block 1 herein described. From said Point of Beginning continue to run in a Northerly direction parallel with Pine Street for a distance of 88 ft., thence run in a Westerly

direction across Lots 8 and 7 perpendicular to Pine Street for a distance of 200 ft., thence in a Southerly direction parallel with Pine Street for a distance of 88 ft., thence run in an Easterly direction across Lots 7 and 8 perpendicular to Pine Street for a distance of 200 ft. to the Point of Beginning of portion of Lots 8 and 7 in Block 1 as described and the House situated thereon. Lying and being in the N.E. ¼ of N.W. ¼ of Section 2, Tp. 21, R. 3W, according to Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the Grantee, his heirs, personal representatives and assigns forever.

And the Grantor does for herself, her successors and assigns, covenant with the Grantee, his heirs, personal representatives 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 the Grantee, Grantee's successors and assigns.

IN WITNESS WHEREOF, the undersigned, Mandy Adams, as personal representative of the estate of Marsha F. Hatfield, has hereunto set her hand this 28<sup>th</sup> day of November, 2017.

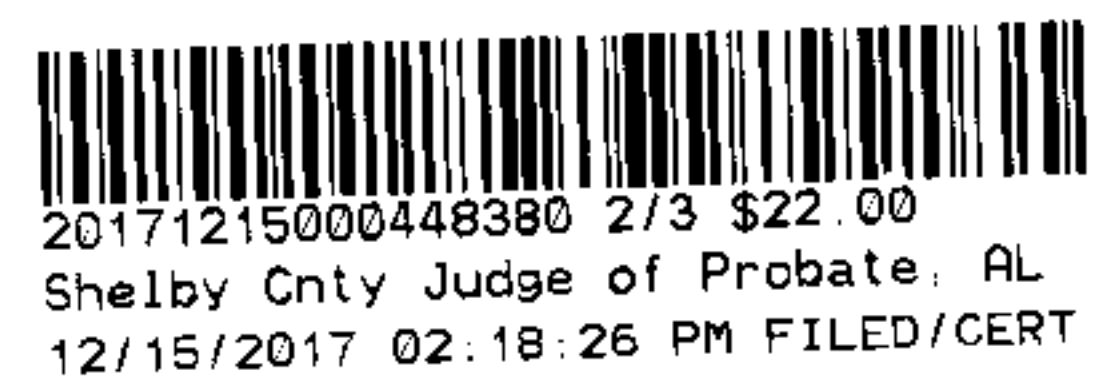
GRANTOR:

Mandy Adams

Mandy Adams, as personal representative of the estate of Marsha F. Hatfield

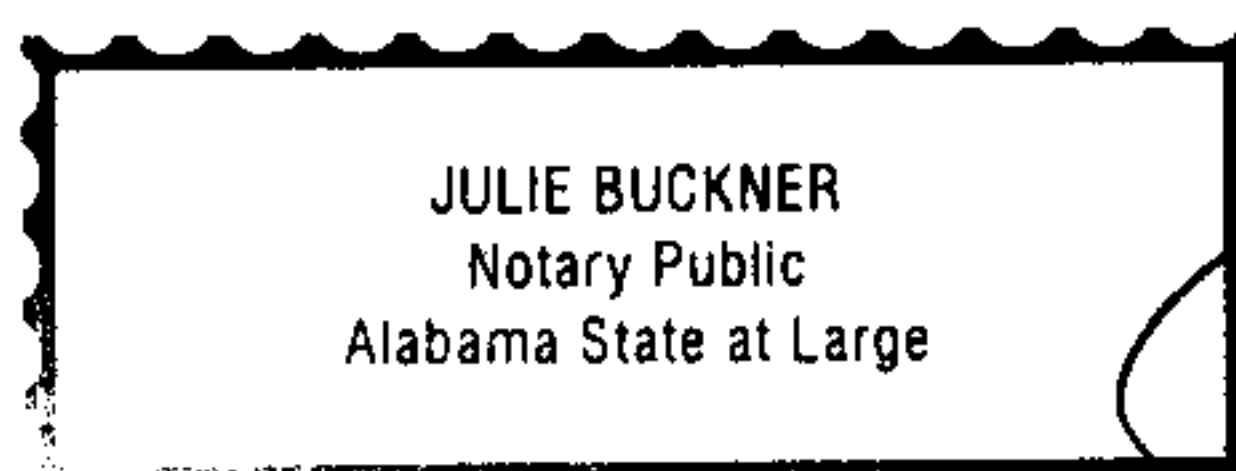
STATE OF ALABAMA )

COUNTY OF JEFFERSON )



I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Mandy Adams, whose name as personal representative of the estate of Marsha F. Hatfield, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she, in her capacity as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of November, 2017.



My Commission Expires  
May 23, 2020

Julie Buckner  
Notary Public  
My Commission Expires: May 23, 2020

## Real Estate Sales Validation Form

*This documents must be filled in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mandy Adams as Per. Rep. of the  
Estate of Marsha F. Hatfield

Mailing Address 2959 Altadena Ridge Drive  
Birmingham, AL 35243

Property Address 128 8<sup>th</sup> Street SW  
Alabaster, AL 35007



20171215000448380 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/15/2017 02:18:26 PM FILED/CERT

Grantee's Name William Tucker Stephenson

Mailing Address 2573 Mountain Lodge Cir., Apt H  
Vestavia, AL 35216

Date of Sale 11/28/2017

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 62,210

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 Tax Assessor's 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 of 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).

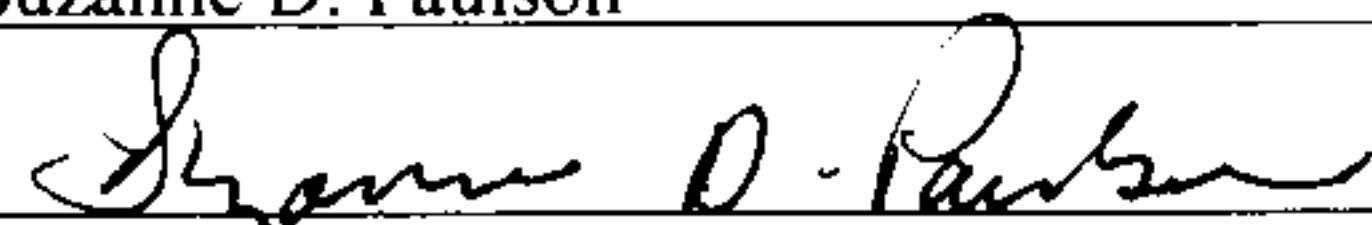
Date 11/28/17

Print Suzanne D. Paulson

Unattested

(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one