

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
*Donald + Ruth Driggers*  
*450 Hwy 231 North*  
*Vicent AL 35178*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Fifteen Thousand Dollars and NO/100 (\$115,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Michael Fleming**, as **Personal Representative of the Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Donald Driggers and Ruth Driggers** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Portion A from Deed Book 253, Page 369**

**Beginning at the Southeast Corner of the NE 1/4 of NW 1/4, Section 11, Township 19, Range 2 East, thence West 450 to the Intersection of Highway 231 (formerly Highway 25) Right of Way, as the starting point of the following described tract of land; thence Northeasterly along said Right of Way 420 feet; thence East 210 feet; thence Southwesterly parallel with Highway 231 420 feet; thence West 210 feet to the starting point, being a part of the NE 1/4 of NW 1/4, Section 11, Township 19, Range 2 East, Shelby County, Alabama.**

**P B from Executors Deed Instrument No. 2001-16355**

**Begin at the Southeast corner of the Northeast Quarter of the Northwest Quarter, Section Eleven, Township Nineteen, Range Two East for the point of beginning; thence run North along the East boundary line of said NE 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East a distance of 522 feet to the South Marginal line of the Glover's Ferry Road; thence in a Northwesterly direction along the South Marginal line of the said Road a distance of 224 feet to the East right of way line of Alabama State Highway #25; thence in a Southwesterly direction along the said East Right of Way line of said Alabama State Highway #25 a distance of 644 feet to the South line of said NE 1/4 of the NW 1/4, Section 22, Township 19, Range 2 East; thence East along the South line of said NE 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East a distance of 450 feet to the point of beginning.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 117,472.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself as Personal Representative, and for the heirs, executors, administrators and each and every interested party in the **Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439**, covenant with the said Grantees, their heirs, executors, and assigns, that the estate is lawfully seized in fee simple of said premises and we are authorized to convey the same by virtue of my appointment; that they are free from all encumbrances, unless otherwise noted above; that as Personal Representative, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors and administrators of the **Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439** shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

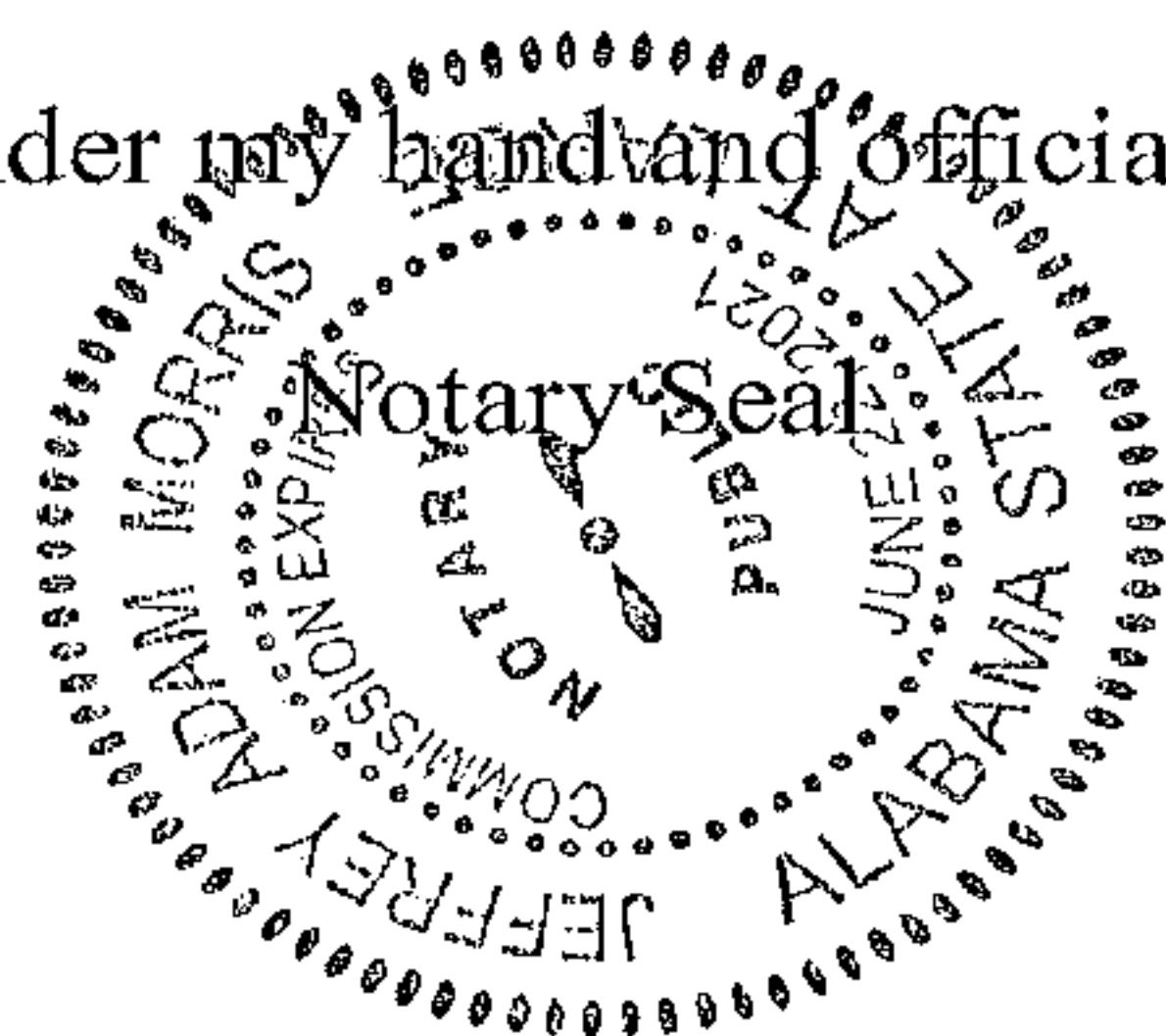
IN WITNESS WHEREOF, the said **Michael Fleming, as Personal Representative of the Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439**, has hereunto set his/her hand and seal on the day stated in the notary acknowledgement, and the same shall not be effective until the 29<sup>th</sup> day of December, 2017.

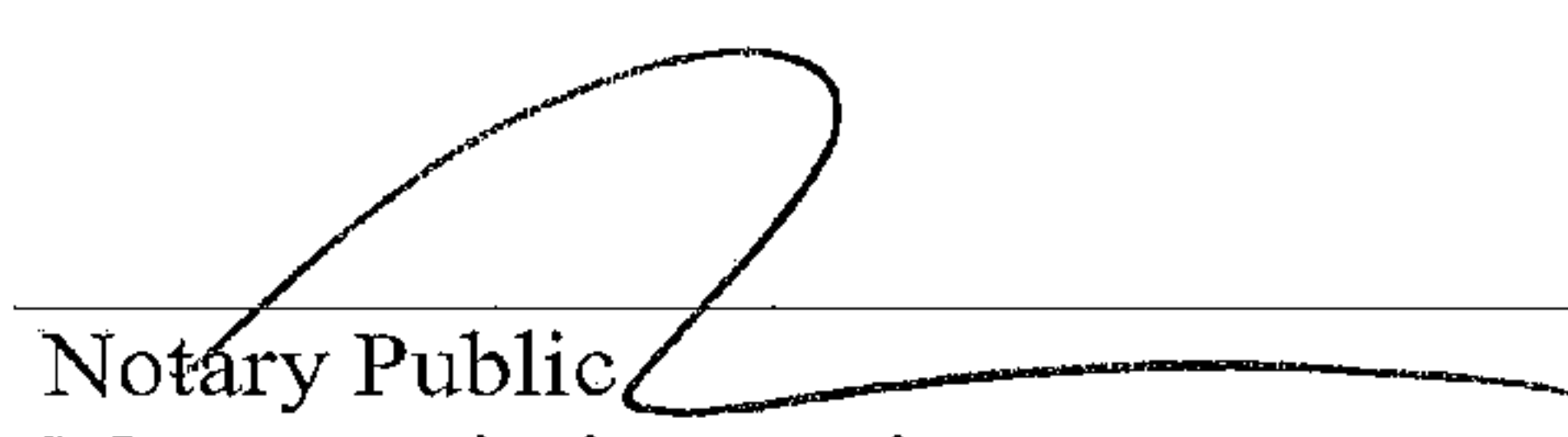
  
\_\_\_\_\_  
**Michael Fleming, as Personal Representative of the Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439**

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Michael Fleming**, whose name as **Personal Representative of the Estate of Edna Fleming, St. Clair County Probate Case Number S-017-439** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of December, 2017.



  
\_\_\_\_\_  
Notary Public  
My commission expires:

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing AddressThe Estate of Edna Fleming  
450 Hwy 231 N.  
Vincent AL 35178Grantee's Name  
Mailing AddressDonald Driggers  
Ruth Driggers  
450 Hwy 231 N.  
Vincent AL 35178

Property Address

450 Hwy 231 N.  
Vincent, AL 35178

Date of Sale

12/29/17

Total Purchase Price \$

119,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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

12/29/17

Print

Jeff Morris

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/03/2018 08:24:46 AM  
 \$22.00 CHERRY  
 20180103000000310