

Prepared by:
Robert D. Cornelius, Esq.
Cornelius & Talley, PC
1512 Alex Drive
Birmingham, Alabama 35210

Send Tax Notice:
Brenda Denise Burrell
28 Houston Dr.
Pelham, Alabama 35124

NO TITLE SEARCH HAS BEEN PERFORMED

PERSONAL REPRESENTATIVES WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, James William Owens, departed this life on June 24, 2016, a resident of Shelby County, State of Alabama having died testate, his estate was probated according to the laws of the State of Alabama and Letters Testamentary were issued in accordance with the laws of the State of Alabama to Matthew Burrell, as Personal Representative by the Probate Court of Shelby County, Alabama on November 28, 2016, Case Number PR2016-00762;


And,

WHEREAS, James William Owens, owned certain real property in Shelby County, Alabama by deed dated the 23rd day of April 1984, recorded on April 27, 1984, the sole owner of the following described real estate by and through intestate succession under **Ala Code §43-8-41** (Share of the Spouse) as the surviving spouse of Carolyn S. Owens deceased on August 6, 2011, to wit:

LEGAL DISCRIPTION:

The Southwest rectangular half of Lot 29 of Deer Springs Estates-
Third Addition, as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows:
Begin at the most Southerly corner of said Lot 29 of Deer Springs Estates-
Third Addition, said point also being located on the Northwest Right of Way Line of Houston Drive; thence in a Northeasterly direction, along said
Northwest Right of Way Line of Houston Drive, and the Southeast line of said Lot 29, a distance of 50.0 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 175.0 feet to a point on the Northwest line of said Lot 29; thence 90 degrees left, in a Southwesterly direction along said Northwest line, a distance of 50.0 feet to the most Westerly corner of said Lot 29; thence 90 degrees left, in a Southeasterly direction along the Southwest line of said Lot 29, a distance of 175.0 feet to the Point of Beginning.

Parcel # : 14-4-17-0-000-003.008


20180530000188290 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
05/30/2018 09:44:48 AM FILED/CERT

Subject to:

- 1) Ad Valorem taxes for the current year, and subsequent years;**
- 2) Mineral and mining rights and other privileges and immunities relating thereto if any;**
- 3) Current mortgage;**
- 4) Any pre-existing easements or restrictions on property.**

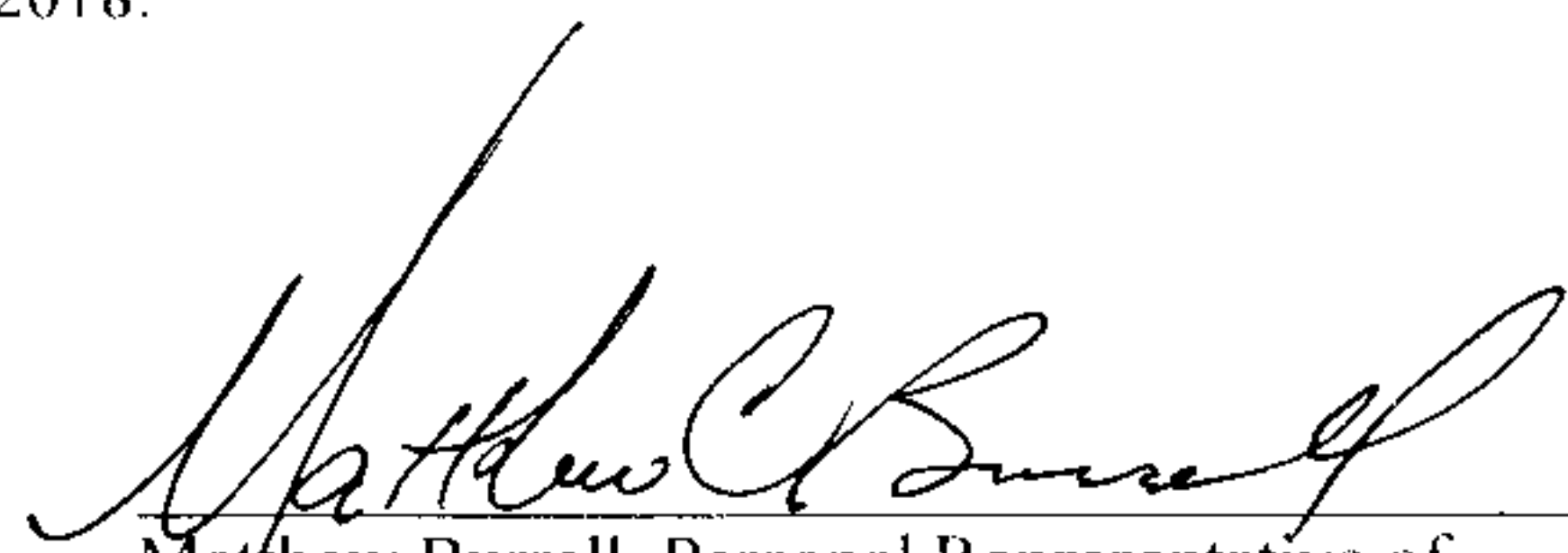
WHEREAS, the Probate of the Last Will and Testament of James William Owens, determined the rightful recipient of said property to be Brenda Denise Burrell.


WHEREAS, under the laws of the State of Alabama, the Personal Representative is given full power and authority to dispose of the estate and transfer said real property, and pursuant to the Last Will and Testament of James William Owens.

NOW THEREFORE, pursuant to the Probate of the Estate of James William Owens, the undersigned Matthew Burrell, as the Personal Representative of the estate, and under the authority vested in him by the laws of the State of Alabama as such Personal Representative, does hereby grant transfer, bargain, sell, and convey unto Brenda Denise Burrell in fee simple and absolute, the described real estate situated in Jefferson County, Alabama.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, and the appurtenances thereunto belonging or in any way appertaining to the said James William Owens, his heirs and assigns, in fee simple, forever and as fully and complete in all respects as the undersigned could or ought to convey the same under authority vested by the laws of the State of Alabama.

IN WITNESS WHEREOF, Matthew Burrell, in his capacity as Personal Representative of the Estate of James Owens Burrell, has caused this conveyance to be executed in his capacity as the Personal Representative on this the 7th day of May, 2018.


Matthew Burrell, Personal Representative of
the Estate of James William Owens


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Shelby Cnty Judge of Probate: AL
05/30/2018 09:44:48 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

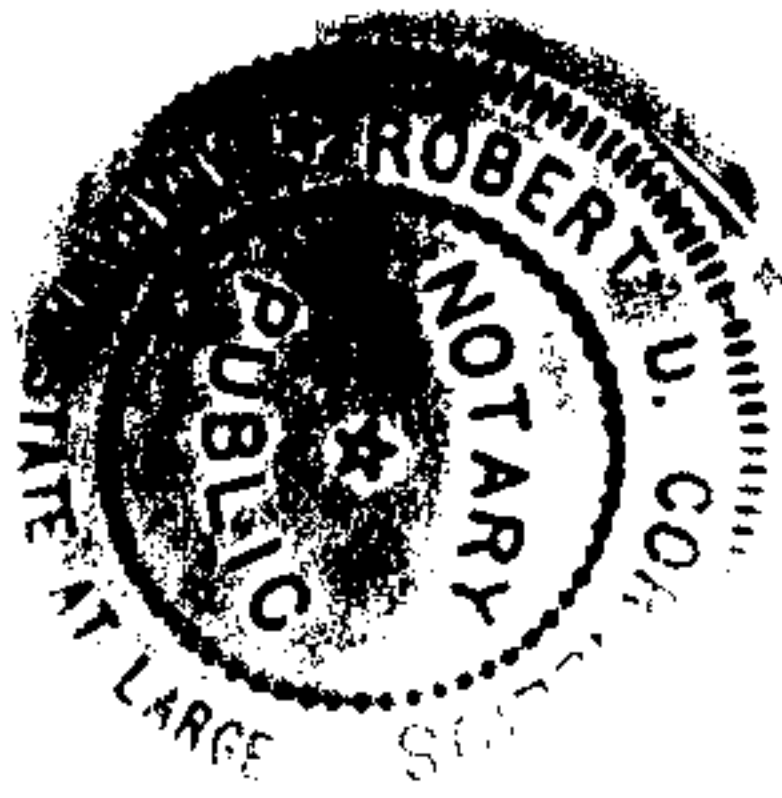
General Acknowledgment

I, Robert D. Cornelius, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew Coy Burrell**, whose name is signed to the foregoing Personal representative Deed, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same as duly authorized Personal representative of the Estate of James William Owens, voluntarily on the day the same bears date. Given under my hand and official seal this 7 day of May 2018.



Notary Public

Commission Expires on 6-3-2020



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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 Estate of James Owens
Mailing Address 28 Houston Dr.
Pelham, AL 35124

Grantee's Name Brenda Denise Burrell
Mailing Address 28 Houston Dr.
Pelham, AL 35124

Property Address No physical address
14-4-17-0-000-003.008

Date of Sale May 7, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 8350.00

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 Personal Representative's Warranty Deed

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 _____

Print Robert D. Cornelius

Sign

Robert D. Cornelius

(Grantor/Grantee/Owner/Agent) circle one

Unattested

erified by)

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Form RT-1