

20180709000242230 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
07/09/2018 10:12:47 AM FILED/CERT

Send tax notice to:
Bryon R. Beaton
109 Canter Way
Alabaster, AL 35007

This Instrument Prepared By:
Vincent J. Schilleci, III, 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 Constance Mae Beaton, aka Constance M. Beaton, deceased, the undersigned Grantor, Bryon Randolph Beaton, in his capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Bryon Randolph Beaton, an unmarried man (hereinafter referred to as "Grantee" and said Grantee being the devisee 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:

A parcel of land located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at th (sic) Southeast corner of the NE 1/4 of the SW 1/4 of said Section 14, thence in a Northerly direction along the East line of said 1/4-1/4 Section a distance of 360 feet, more or less, to a point on the Northeast Bank of Buck Creek; thence in a Northwesterly direction along said Northeast bank of Buck Creek, a distance of 125 feet, moe (sic) or less, to a point on the Northwest right of way line of Parker Drive (extended), said point being the point of beginning; thence in a Northeasterly direction, along said right of way a distance of 220 feet, more or less; thence 90 deg. left, in a Northwesterly direction, a distance of 235.0 feet; thence 90 degrees left in



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a Southwesterly direction a distance of 183 feet, more (sic) or less, to a point on the Northeast bank of Buck Creek; thence in a Southeasterly direction, along said Bank, a distance of 250 feet, more or less, to the point of beginning.

SOURCE OF TITLE: Book 004, Page 627

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:

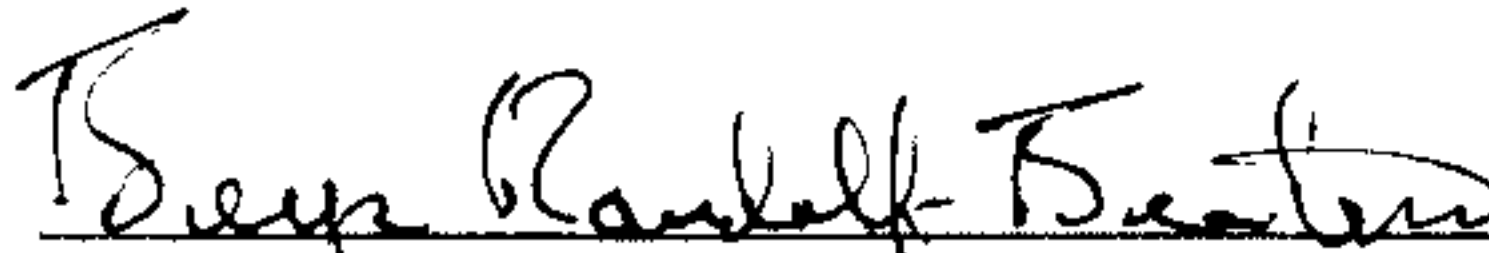
1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, 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 Grantee, his heirs and assigns forever.

The said decedent's Will dated February 2, 2005, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2017-000518 and said Court issued Letters Testamentary to the Personal Representative on August 22, 2017.

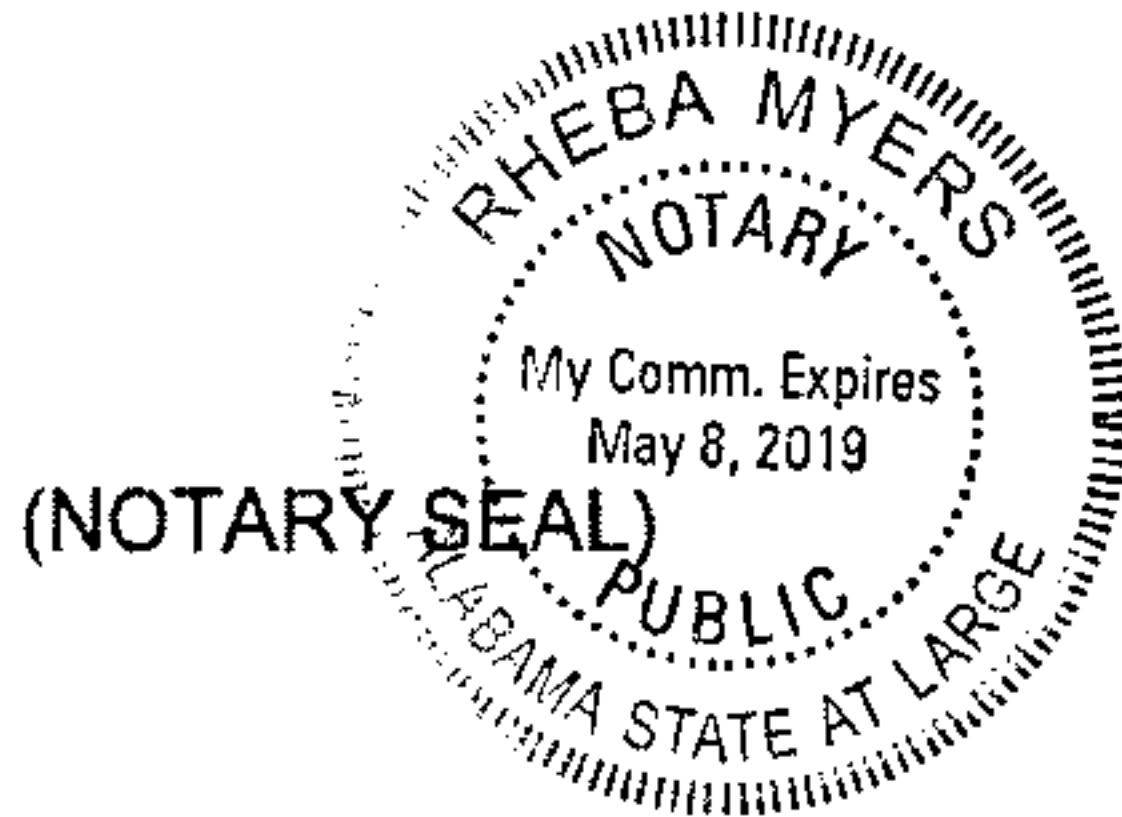
This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 3 day of July, 2018.


Bryon Randolph Beaton, as Personal
Representative of the Estate of Constance
Mae Beaton, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Bryon Randolph Beaton, whose name as Personal Representative of the Estate of Constance Mae Beaton, 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 3 day of July, 2018.



Rheba Myers
Notary Public
Rheba Myers
Printed Name

My Commission Expires: MY COMMISSION EXPIRES MAY 8, 2019

Real Estate Sales Validation Form

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

Grantor's Name Bryon R. Beaton, Per. Rep.
Mailing Address Estate Constance M. Beaton
109 Canter Way
Alabaster, AL 35007

Grantee's Name Bryon R. Beaton
Mailing Address 109 Canter Way
Alabaster, AL 35007

Property Address Unknown
Pcl ID 13-6-14-3-001-001.003

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 314,730.00

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 ☐ 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 7/13/2018

Print Bryon R. Beaton

Unattested

Sign Bryon R. Beaton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1