

STATE OF ALABAMA       )

COUNTY OF SHELBY       )

### EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jimmie O. Massengill (the "decedent") died testate on August 14, 2014 and her Last Will and Testament was filed of record in the Probate Court of Shelby County, Alabama on June 22, 2018, Case No. PR-2018-000436; and

WHEREAS, the undersigned Grantor is the duly appointed Personal Representative of the Estate of Jimmie O. Massengill, Deceased, and is presently serving in such capacity; and

WHEREAS, the Grantees named herein are the residuary devisees under the decedent's Last Will and Testament and the real estate described herein is part of the decedent's residuary estate; and

WHEREAS, the undersigned Grantor desires to transfer and convey the real estate described herein to the Grantees as provided herein.

NOW, THEREFORE, that in accordance with the Last Will and Testament of Jimmie O. Massengill, Deceased and for and in consideration of Ten and No/100 Dollars (\$10.00) to William Kenneth Massengill, as the Personal Representative of the Estate of Jimmie O. Massengill, Deceased (herein called the "Grantor"), in hand paid by William Kenneth Massengill and Barbara Ann Glazer, as tenants-in-common (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees, the real estate situated in Shelby County, Alabama and described on Exhibit A, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, unto the Grantees, and the Grantees' heirs, personal representatives, successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2018 and thereafter; and (ii) easements, restrictions and rights of way of record.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.



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Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the undersigned, William Kenneth Massengill, as Personal Representative of the Estate of Jimmie O. Massengill, Deceased, has hereunto set his hand and seal this 30th day of July, 2018.

GRANTOR:

William Kenneth Massengill

William Kenneth Massengill, as a Personal Representative of the Estate of Jimmie O. Massengill, Deceased

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William Kenneth Massengill, whose name as Personal Representative of the Estate of Jimmie O. Massengill, 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 thereof, he, in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2018.



Beverly Findley  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: June 28, 2021

This instrument prepared by:

Jackson M. Payne  
Leitman, Siegal & Payne, P.C.  
420 20<sup>th</sup> Street North, Suite 2000  
Birmingham, AL 35203

Send tax notice to:

William Kenneth Massengill  
1428 Dunnivant Valley Road  
Birmingham, AL 35242

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Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A

### PARCEL I:

Tract No. 1: Commence at the Southwest corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Sec. 34, T-18-S, R-1-W, thence run North along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 61.86 feet; thence turn an angle of 90 deg. 07 min. 00 sec. to the right and run a distance of 420.00 feet; thence turn an angle of 90 deg. 07 min. 00 sec. to the left and run a distance of 145.00 feet to the point of beginning; thence continue in the same direction a distance of 65.00 feet; thence turn an angle of 90 deg. 07 min. 00 sec. to the right and run a distance of 398.65 feet to the West right of way of Shelby County Hwy. No. 41; thence turn an angle of 105 deg. 41 min 00 sec. to the right and run along said Hwy. R/W a distance of 163.00 feet; thence turn an angle of 88 deg. 51 min. 24 sec. to the right and run a distance of 366.18 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Sec. 34, T-18-S, R-1-W, Shelby County, and containing 0.98 acres.

### PARCEL II:

Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 34, T-18-S, R-1-W, thence run North along the West line of the SE $\frac{1}{4}$  of Sec. 34, a distance of 1,804.25 ft. to the point of beginning. Thence turn an angle of 90 deg. 07 min. to the right, and run a distance of 878.04 ft., to the West R.O.W. line of County Hwy. 41. Thence turn an angle of 105 deg. 41 min. to the right and run along said R.O.W. line a distance of 218.12 ft., thence turn an angle of 74 deg. 19 min. to the right and run a distance of 818.65 ft., thence turn an angle of 89 deg. 53 min. to the right, and run a distance of 210.00 ft. to the point of beginning.

  
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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	<u>William Kenneth Massengill</u>	Grantee's Name	<u>William Kenneth Massengill, et</u>
Mailing Address	<u>Personal Representative</u>	Mailing Address	<u>1428 Dunnivant Valley Road</u>
	<u>1428 Dunnivant Valley Road</u>		<u>Birmingham, AL 35242</u>
	<u>Birmingham, AL 35242</u>		
Property Address	<u>1432 Dunnivant Valley Road</u>	Date of Sale	
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$191,300.00</u>

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 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.

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**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 July 30, 2018


Print: Jackson M. Payne

Sign: 

Attorney

Unattested

(verified by)

  
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**Form RT-1**