

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Kristina T. Oliver & Bruce Oliver, Jr.

Property being sold pursuant to **Order on Petition for Sale of Estate Real Property**, In the Matter of the Estate of Scott R. Kuckens a/k/a Scott Ryan Kuckens, deceased, Case No.: 17-BHM--2570, attached and recorded as Exhibit A.

STATE OF ALABAMA)
) **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY-SIX THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$26,125.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **EDWARD H. KUCKENS**, as Personal Representative of the **ESTATE OF SCOTT R. KUCKENS A/K/A SCOTT RYAN KUCKENS**, deceased, Probate Administration Case #17-BHM-02570 (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **KRISTINA T. OLIVER and BRUCE OLIVER, JR.** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 7 and 13, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$26,125.00 of the above-recited consideration is being paid in cash.

Exhibit A, Court Order Authorizing Sale, attached hereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 10th day of August, 2018.

Edward H. Kuckens as Personal Representative
EDWARD H. KUCKENS, as Personal Representative
of the ESTATE OF SCOTT R. KUCKENS A/K/A SCOTT
RYAN KUCKENS, deceased, Probate Administration Case #17-BHM-02570

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **EDWARD H. KUCKENS**, as Personal Representative of the **ESTATE OF SCOTT R. KUCKENS A/K/A SCOTT RYAN KUCKENS**, deceased, Probate Administration Case #17-BHM-02570, whose name 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of August, 2018.

NOTARY PUBLIC
My commission expires:

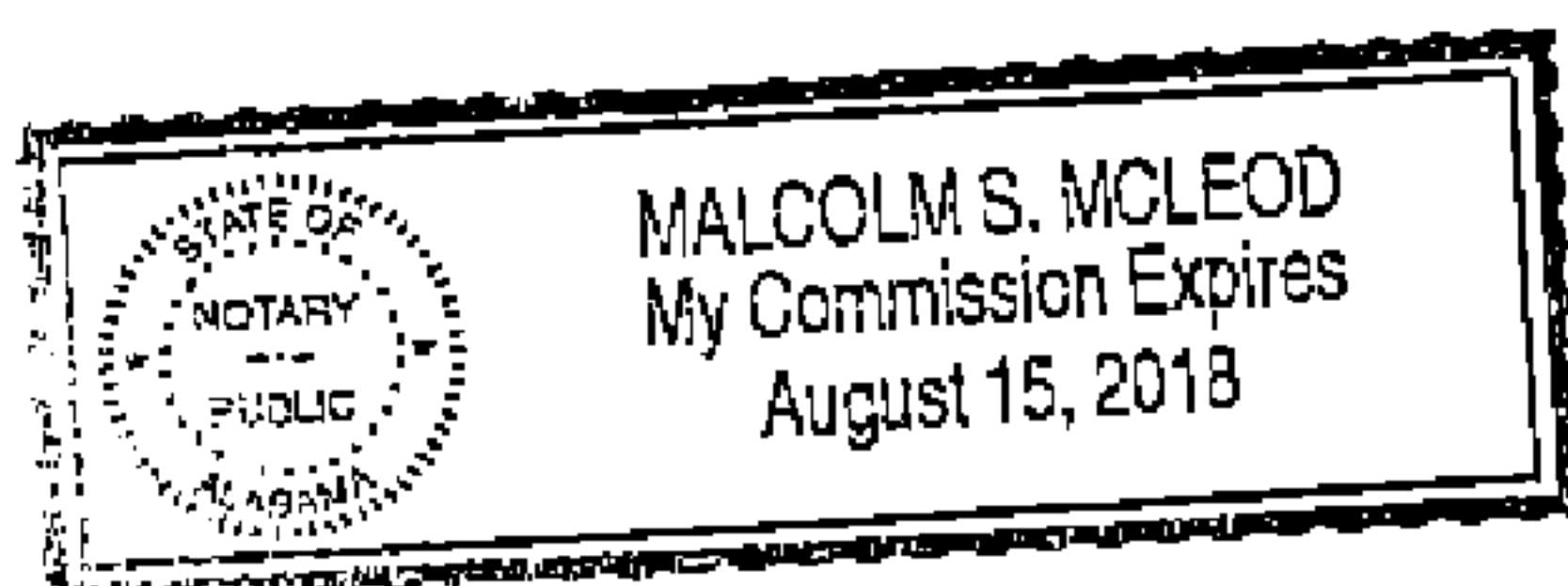


EXHIBIT A

IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:

SCOTT R. KUCKENS, A/K/A
SCOTT RYAN KUCKENS

DECEASED

CASE NO: 17BHM02570

ORDER ON PETITION FOR SALE OF ESTATE REAL PROPERTY

This Court, being presented with a Petition for Sale of Estate Real Property filed by Edward H. Kuckens, Personal Representative of the Estate of Scott R. Kuckens, a/k/a Scott Ryan Kuckens, deceased, together with the Waivers of Notice and Consents to said Petition of the Decedent's heirs, namely, Linda W. Kuckens, mother of the Decedent, and Michelle Kuckens, as mother and next friend of the Decedent's minor children, namely, Landon Kuckens and Reese Kuckens, along with the report of Moses O. Stone, Esq., Guardian *ad litem* for said minor children; and

Edward H. Kuckens, Personal Representative, Moses O. Stone, Esq., Guardian Ad Litem of the minor children, and J. Perry Morgan, Attorney for the Estate appearing before this Court on March 16, 2018 for the Hearing of said Petition, the Court hearing testimony of the Personal Representative substantiating the averments contained in said Petition, Moses O. Stone, Esq., as Guardian *ad litem* for the Decedent's minor children, having no objection to the Court granting the relief prayed for in the Petition, and the Court finding that the real property described in the Petition is either subject to depreciation in value, or requires liquidation for the purpose of generating funds to pay the debts of the estate and make distribution to the Estate's heirs and that the relief prayed for in the Petition is due to be granted. It is, therefore,

ORDERED, ADJUDGED and DECREED by the Court that the Petition for Sale of Estate Real Property is **GRANTED** and the Court hereby authorizes the Personal Representative to sell, by private, public or auction sale, the Decedent's real property described in said Petition as follows:

Part of Lot 7 and part of Lot 13, according to the Survey of Mountain Crest Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 32, Page 76.

It is further **ORDERED** that a Report of Sale shall be submitted to the Court within 30 days following the sale.

Costs of Court are hereby taxed against the Estate.

DONE and ORDERED, this 16th day of March, 2018.



ALAN L. KING, JUDGE OF PROBATE
"Sitting in Equity"

COPIES PROVIDED TO:

Moses O. Stone, Esq.
J. Perry Morgan, Esq.

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>ESTATE OF SCOTT R. KUCKENS, DECEASED</u>	Grantee's Name	<u>KRISTINA T. OLIVER and BRUCE OLIVER, JR.</u>
Mailing Address	<u>LOTS 7 & 13, DOUBLE OAK LANE BIRMINGHAM, AL 35242</u>	Mailing Address	<u>100 HALLMAN HILL EAST, #310 HOMEWOOD, AL 35209</u>
Property Address	<u>LOTS 7 & 13, DOUBLE OAK LANE BIRMINGHAM, AL 35242</u>	Date of Sale	<u>August 10, 2018</u>
		Total Purchase Price	<u>\$26,125.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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
☒ 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).

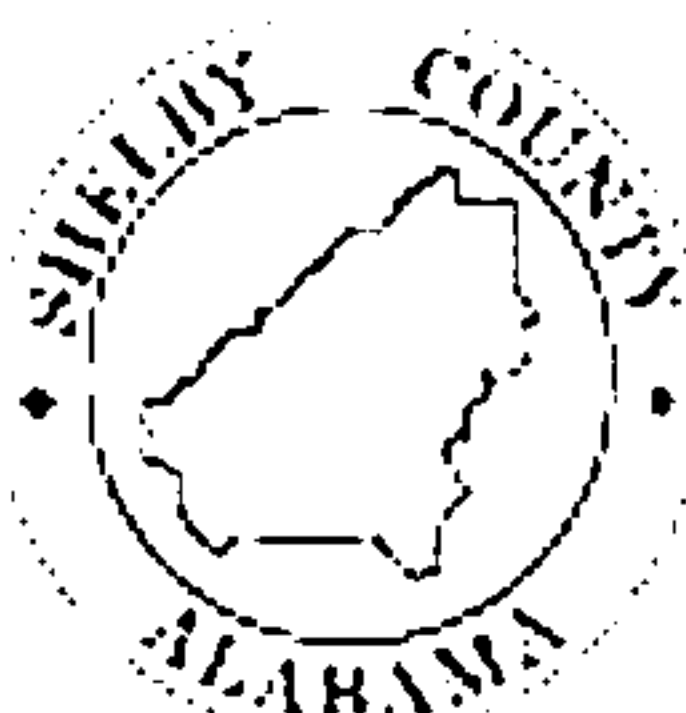
Date August 10, 2018

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/13/2018 10:28:21 AM
\$54.50 CHERRY
20180813000287840

[Signature]