

STATE OF ALABAMA
COUNTY OF SHELBY

)
)


20180813000288730 1/3 \$161.00
Shelby Cnty Judge of Probate, AL
08/13/2018 02:45:28 PM FILED/CERT

EXECUTRIX'S DEED

WHEREAS: Otto L. Robertson was the owner of that certain real property located in Shelby County, Alabama, and more particularly described below, by virtue of that certain deed recorded in the Office of the Judge of Probate in Deed book 1992 at Page 30726; and

WHEREAS: Otto L. Robertson departed this life on or about June 11, 2018 in Shelby County, Alabama; and

WHEREAS: at the time of his death, Otto L. Robertson was an unmarried man; and

WHEREAS: the undersigned was appointed as the Executrix of the Estate of Otto L. Robertson, deceased, on July 9, 2018, Letters Testamentary having been granted and filed with the Court on July 9, 2018; and

WHEREAS: by the language contained in the Will admitted to Probate of Otto L. Robertson, the undersigned was authorized to convey the subject real property of the deceased without prior Court approval.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that in consideration of the foregoing and **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00)** in hand paid by **Merchant Development, Inc., an Alabama corporation**, (hereinafter Grantee), I, Janice Robertson Stephens, as Executrix of the Estate of Otto L. Robertson, deceased, do by these presents grant, bargain, sell and convey unto the said Grantee, the real estate, situated, lying and being in the County of SHELBY, State of ALABAMA, to-wit;

Lot 62, according to the survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

“Subject to all rights of way, easements and restrictions, which exist as a matter of record or exist de facto.”

“Title Work not performed by the preparer of this Deed.”

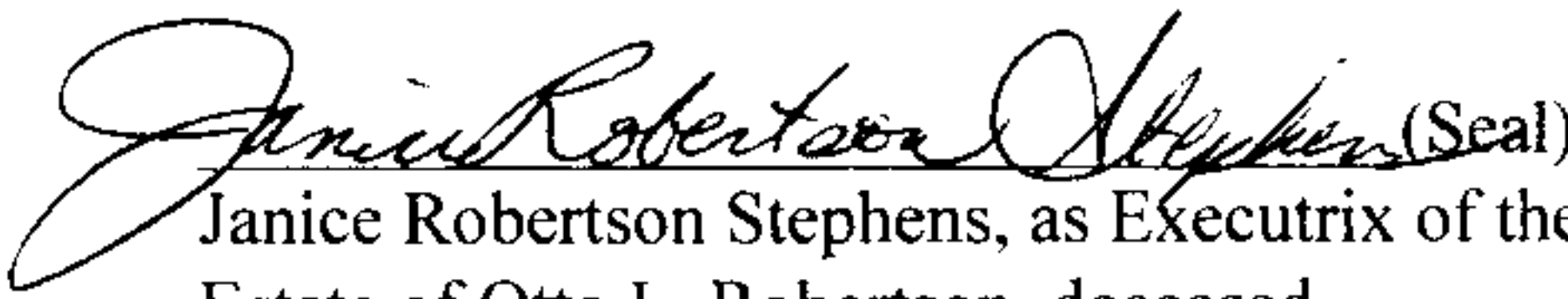
Deed Reference: Book 1992 at Page 30726

TO HAVE AND TO HOLD unto the said **Grantee**, its' successors and assigns forever. And the said Executrix, does for herself, her heirs, executors, administrators, and beneficiaries of the Estate of Otto L. Robertson, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise

noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, executors, administrators, and beneficiaries of the Estate of Otto L. Robertson shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

This conveyance is made under express authority of the **Code of Alabama, 1976**, Title 35, Chapter 4, Section 7, as amended.

IN WITNESS WHEREOF, the said **Grantor** has hereto set her signature and seal on behalf of the Estate of Otto L. Robertson this, the 10th day of August, 2018.

 (Seal)
Janice Robertson Stephens, as Executrix of the
Estate of Otto L. Robertson, deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Janice Robertson Stephens as Executrix of the Estate of Otto L. Robertson, deceased, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of AUGUST, 2018.



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019


Notary Public
My Commission Expires: 31/06/2019

THIS DOCUMENT PREPARED BY:
Rice, & Parr
830 Avenue A
Opelika, AL 36801
(334) 749-6999

GRANTEE'S ADDRESS:
509 Brenton Court
Auburn, AL 36830



20180813000288730 2/3 \$181.00
Shelby Cnty Judge of Probate: AL
08/13/2018 02:45:28 PM FILED/CERT

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 OTTO L. ROBERTSON Grantee's Name MERCHANT DEVELOPMENT, INC
Mailing Address 3521 CHAPMAN DRIVE Mailing Address 509 BRENTON CT
BIRMINGHAM, AL 35242 AUSTIN, TX 78730

Property Address 1324 BREWICK DRIVE Date of Sale 8/10/18
HOOVER, AL 35242 Total Purchase Price \$ 160,000
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 8/10/18

Print ASIF MERCHANT, AS PRESIDENT

Unattested

Wanda A. Shepherd Sign
(verified by)

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

Form RT-1

20180813000288730 3/3 \$181.00
Shelby Cnty Judge of Probate, AL
08/13/2018 02:45:28 PM FILED/CERT