

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Maxine Abbott
230 Dorrough Road
Columbiana, AL. 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Louis Harold Abbott, died on or about January 11, 2016 intestate. The Shelby County Alabama Probate Court, (Case Number PR-2016-000318) issued "Letters of Administration on October 6, 2016 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Louis Harold Abbott. More than six months has elapsed since the issuance of the Letters of Administration, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Sanford D. Hatton, Jr., in his capacity as the duly appointed Personal Representative of the Estate of Louis Harold Abbott, (Shelby County Alabama Probate Case Number PR-2016-000318), (hereinafter referred to as GRANTOR) does convey unto Maxine Abbott, Wendy McDaniel, Shawn Abbott, and Louis H. Abbott, Jr. the following two parcels of land in those percentages as determined by the Shelby County, Alabama Probate Court as stated in the Court's Decree On Final Settlement dated January 23, 2019 (herein referred to as GRANTEES), as tenants in common, all the rights of Louis Harold Abbott in the following described real property, situated in the State of Alabama, County of Shelby, to wit:

Parcel 1

The following tract of land situated in the Town of Vincent, Alabama, viz; Begin at the SE corner of Section 10, Township 19 South, Range 2 East, and run along the East Section line North 3 deg., 30 min. West 21.95 feet to the point of beginning of the lot herein conveyed; Thence continuing along Section line North 3 deg., 30 min., West 97.25 feet to an iron pin; Thence North 36 deg., 26 min., West 137.23 feet to an iron pin, Thence South 64 deg., 30 min., West 67.00 feet to an iron pin; Thence South 87 deg., 20 min., West 236.52 feet to an iron pin; Thence South 0 deg., 35 min., West 166.70 feet to an iron pin; Thence North 87 deg., 05 min., East 385.81 feet to the point of beginning, Containing 1.416 acres, more or less.

Parcel 2

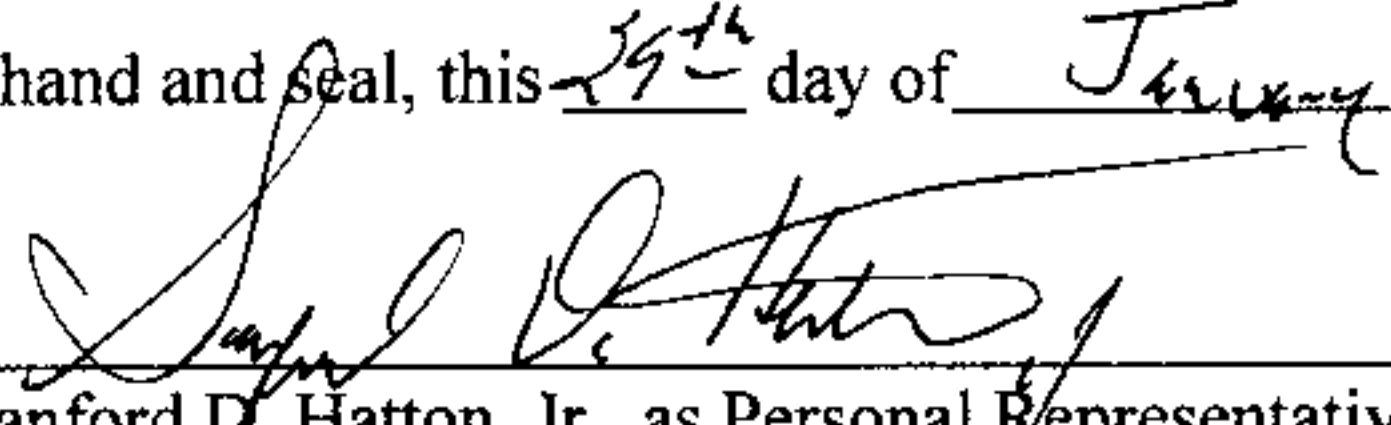
All that part of the SW ¼ of the SW ¼ of Section 11, Township 19 South, Range 2 East, lying Southwest of Central of Georgia Railroad right-of-way. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, their heirs and assigns, forever.

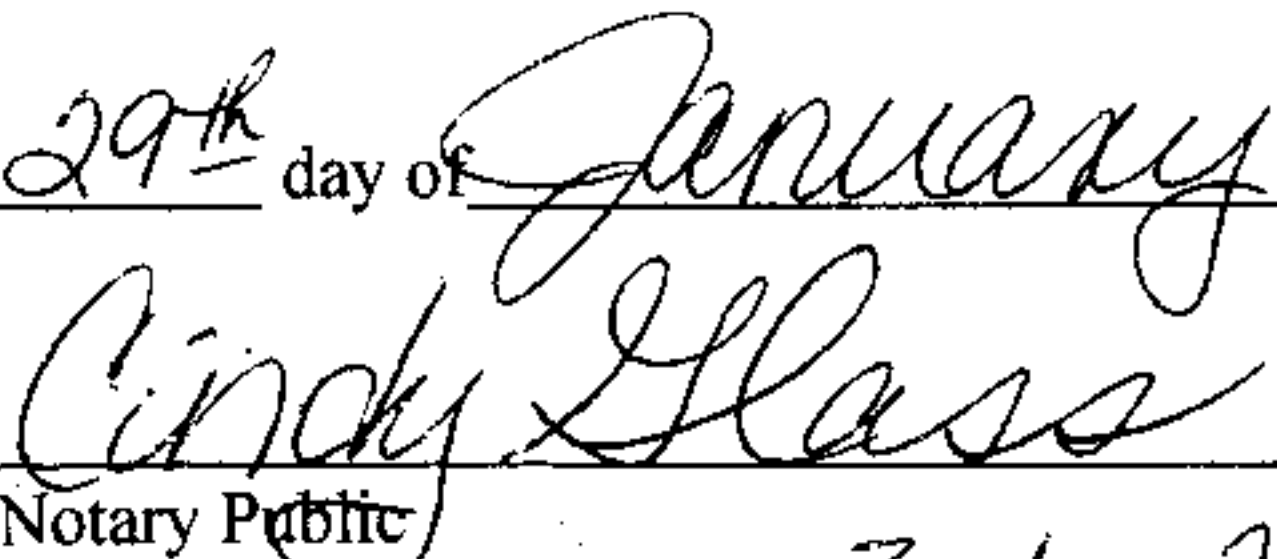
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of January, 2019.



Sanford D. Hatton, Jr., as Personal Representative of
The Estate of Louis Harold Abbott

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Personal Representatives of the Estate of Louis Harold Abbott, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of January, 2019.


Notary Public
My Commission Expires: 3-6-21


20190129000030260 1/2 \$44.50
Shelby Cnty Judge of Probate, AL
01/29/2019 02:31:58 PM FILED/CERT

Shelby County, AL 01/29/2019
State of Alabama
Deed Tax: \$24.50

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 Louis Harold Abbott	Grantee's Name: Maxine Abbott, Wendy McDaniel, Shawn Abbott and Louis Harold Abbott, Jr.
Mailing Address: C/O Sanford D. Hatton, Jr. P.O. Box 976 Columbiana, Al. 35051	Mailing Address: Maxine Abbott 230 Dorrough Road Columbiana, AL. 35051
Property Address: 240 W. Highland Vincent, AL. 35178	Date of Sale: January 29, 2019
	Total Purchase Price: \$ _____ Or Actual Value: \$ _____ Or Assessors Market Value: <u>\$24,470.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Shelby County Tax Assessor Valuation</u>

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 recording.

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 evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

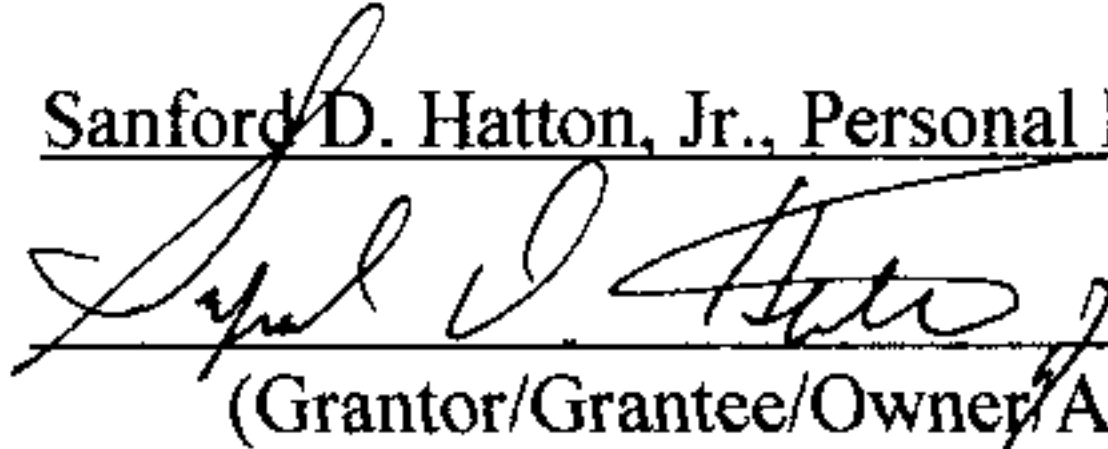
If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 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, Section 40-22-1 (h).

Date: _____

Print: Sanford D. Hatton, Jr., Personal Representative

☐ Unattested _____
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent) circle one

