

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Renee Duke, Trustee for Raven Gayle Duke
7974 Elkahatchee Road, Lot#11
Alexander City, AL. 35010

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Hershel Sanford Rich, died on or about March 11, 2016 testate. The Shelby County Alabama Probate Court, (Case Number PR-2016-000428) issued "Amended Letters of Administration With the Will Annexed on December 7, 2017 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Hershel Sanford Rich. More than six months has elapsed since the issuance of the Amended Letters of Administration with the Will Annexed, 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 excess of the estate's personal property monetary assets. In accordance with the Shelby County Alabama Probate Court's Order dated March 20, 2019, 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 Hershel Sanford Rich, (Shelby County Alabama Probate Case Number PR-2016-000428), (hereinafter referred to as GRANTOR) does convey unto Renee Duke as the Successor Testamentary Trustee for Raven Gayle Duke, a minor child, (herein referred to as GRANTEE), all the rights of Hershel Sanford Rich in the following described real property, situated in the State of Alabama, County of Shelby, to wit:

Legal Description

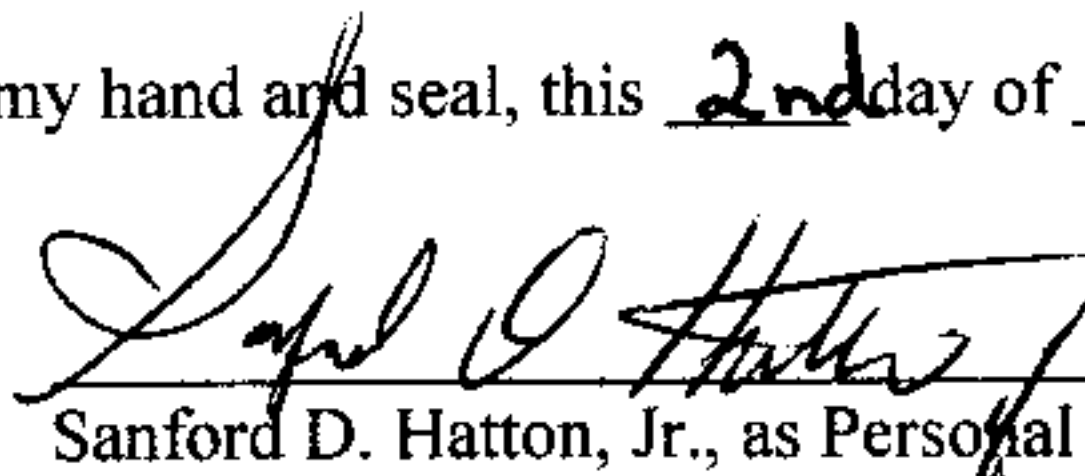
SEE EXHIBIT 'A' attached hereto and incorporated herein

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 GRANTEE, her heirs and assigns, forever.

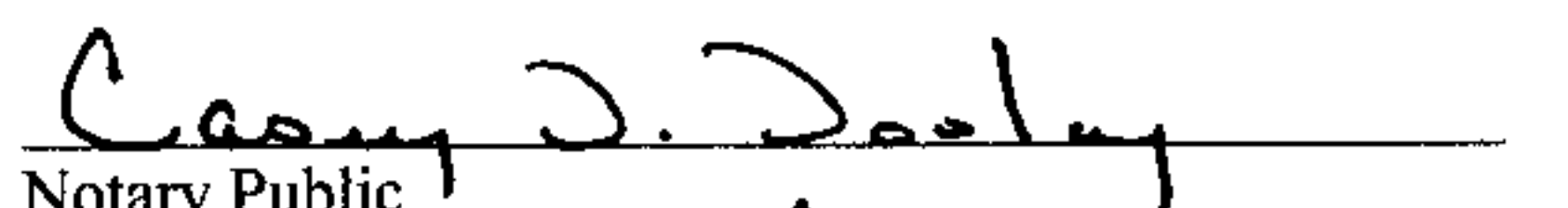
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of April, 2019.


Sanford D. Hatton, Jr., as Personal Representative of
The Estate of Hershel Sanford Rich

STATE OF ALABAMA)
SHELBY COUNTY)

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 Hershel Sanford Rich, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of April, 2019.


Notary Public
My Commission Expires: April 27, 2020




20190402000104810 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/02/2019 11:47:30 AM FILED/CERT

Exhibit 'A'

PARCEL 1:

Commence at an Alabama Power Company concrete monument on the North bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having coordinates of North 1,036,400.07 feet and East 338,744.62 feet, on the Alabama East Zone Coordinate System, and run North 83 degrees 22 minutes 10 seconds East (bearing relative to the Alabama East Zone Coordinate System) a distance of 2,700.45 feet to a point; thence deflect 5 degrees 03 minutes 50 seconds to the right and in an Easterly direction a distance of 727.80 feet to the point of beginning of the herein described parcel; thence continue along the last course in an Easterly direction a distance of 242.60 feet to a point on the center line of Old Ferry Road; thence turn an interior angle of 89 degrees 14 minutes 10 seconds and run to the right in a Southerly direction along the center line of said road a distance of 101.50 feet to a point; thence turn an interior angle of 178 degrees 10 minutes 20 seconds and run to the right in a Southerly direction along said center line a distance of 158 feet, more or less, to the 402 MSL contour on the North bank of the Coosa River; thence run to the right in a Westerly direction along the 402 MSL contour a distance of 235 feet, more or less, to a point; thence run to the right along the bearing of North 3 degrees 04 minutes 20 seconds West a distance of 261 feet, more or less, to the point of beginning to the herein described parcel. Subject to a 20-foot access easement along the North line of said parcel.

Situated in Shelby County, Alabama.

PARCEL 2:

Commence at an Alabama Power Company concrete monument on the North bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having coordinates of North 1,036,400.07 feet and East 338,744.62 feet, on the Alabama East Zone Coordinate System, and run North 83 degrees 22 minutes 10 seconds East (bearing relative to the Alabama East Zone Coordinate System) a distance of 2,700.45 feet to a point; thence deflect 5 degrees 03 minutes 50 seconds to the right and in an Easterly direction a distance of 485.20 feet to the point of beginning of the herein described parcel; thence continue along the last course in an Easterly direction a distance of 242.60 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southerly direction a distance of 261 feet, more or less, to the 402 MSL contour on the North bank of the Coosa River; thence run to the right in a Westerly direction along the 402 MSL contour a distance of 242 feet, more or less, to a point; thence run to the right along the bearing of North 3 degrees 04 minutes 20 seconds West a distance of 269 feet, more or less, to the point of beginning of the herein described parcel.

Subject to a 20-foot access easement along the North line of said parcel.

Situated in Shelby County, Alabama.



20190402000104810 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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: Sanford D. Hatton, Jr.
Personal Representative
Hershel Sanford Rich Estate

Grantee's Name: Renee Duke
Successor Testamentary
Trustee for Raven Gayle Duke

Mailing Address: C/O Sanford D. Hatton, Jr.
P.O. Box 976
Columbiana, AL 35051

Mailing Address: Renee Duke
974 Elkahatchee Road, Lot#11
Alexander City, AL 35010

Property Address: 336 Deer LN
Vincent, AL 35178

Date of Sale: April 2, 2019
Total Purchase Price: \$ _____
Or
Actual Value: \$ _____
Or
Assessors Market Value: \$244,720.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
Shelby County Tax Assessor Valuation

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: 4/2/19

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

☐ Unattested
(verified by)

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



20190402000104810 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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