

Parcel I.D. #:

Send Tax Notice To: Charles Killingsworth, Jr.
303 Co Rd 142 202 Hwy 205
Celera AL Montevallo, AL 35115
35040

EXECUTOR'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Charles B. Killingsworth, Sr., (Shelby County Probate case # PR-2018-679) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Charles B. Killingsworth, Jr., as Executor of the Estate of Charles B. Killingsworth, Sr., a deceased person, having died testate on or about 20 August, 2018, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2018-679,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Charles B. Killingsworth, Jr.,** hereinafter known as the GRANTEE;

PARCEL 1: Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; Thence N 05 degrees 02' 41" W for a distance of 453.00' to the Point of Beginning; Thence S 85 degrees 07' 19" W a distance of 388.73'; Thence n 21 degrees 37' 16" W for a distance of 280.16' to the Southeasterly R.O.W. line 4 of Shelby County Highway 205; Thence N 45 degrees 40' 42" E and along said R.O.W. line for a distance of 46.14' to a curve to the left, having a radius of 210.00', and subtended by a chord bearing N 34 degrees 49' 20" E, and a chord distance of 79.11'; Thence along the arc of said curve and said R.O.W. line for a distance of 79.58'; Thence S 64 degrees 45' 07" E and leaving said R.O.W. line for a distance of 105.69'; Thence N 83 degrees 05' 26" E for a distance of 291.06'; Thence S 77 degrees 06' 53" E for a distance of 235.24' to the approximate centerline of Davis Creek; Thence S 34 degrees 59' 26" E and along approximate centerline of creek for a distance of 282.05'; Thence S 85 degrees 07' 19" W and leaving said approximate centerline of creek for a distance of 364.53' to the Point of Beginning. Said parcel containing 4.95 acres.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain survey performed by Rodney Shiflett, Reg. # 21784, under Job # 18537, on or about 07 March, 2019. This instrument was prepared without the benefit of a title search.

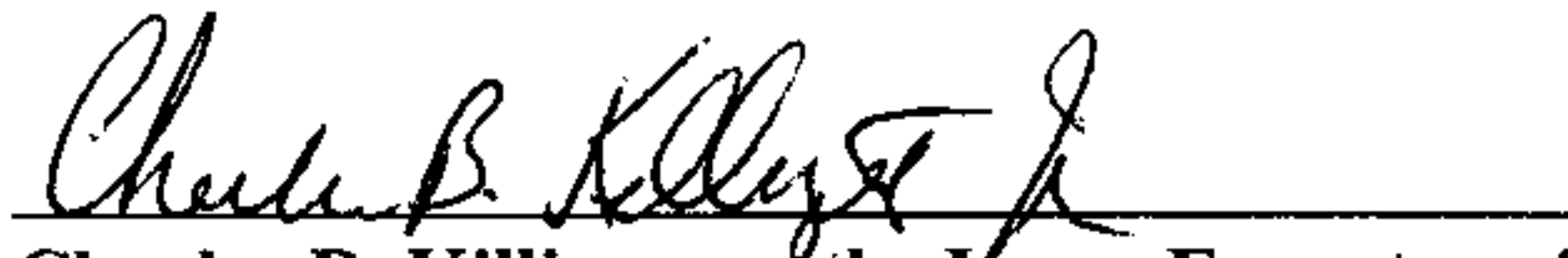


20190417000125750 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/17/2019 11:03:03 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

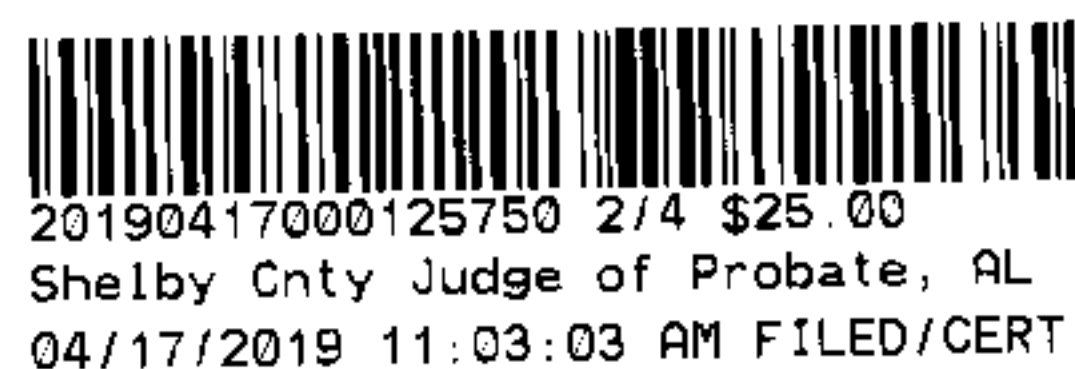
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 15 Day of April, 2019.



**Charles B. Killingsworth, Jr., as Executor of the
Estate of Charles B. Killingsworth, Sr., a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2018-679**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Charles B. Killingsworth, Jr., as Executor of the Estate of Charles B. Killingsworth, Sr., a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having



been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 15 Day of August, 2019.



NOTARY PUBLIC

My Commission Expires: 3/12/2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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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 Est. of Charles Killingsworth Jr. Grantee's Name Charles Killingsworth Jr.
Mailing Address 202 Hwy. 205 Mailing Address 202 Hwy. 205
Montv., AL 35115 Montv., AL 35115

Property Address 202 Hwy. 205 Date of Sale 4/15/19
Montv., AL 35115 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 38,160.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Records
☐ 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 4/15/19

☒ Unattested

Print Charles B. Killingsworth Jr.

Sign Charles B. Killingsworth Jr.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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