

Send Notice to:

Jenni Lou Moore

1460 HWY 5
Marion Junction, AL 36759

This instrument prepared by:
Ellis, Head, Owens & Justice
P.O. Box 587
Columbiana, AL 35051



20190701000235960 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/01/2019 04:23:13 PM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Joseph D. Wallace died testate on or about August 7, 2018, and was the owner of certain hereinafter described property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama entered a Decree Admitting Will to Probate & Granting Letters Testamentary on January 11, 2019, and issued Letters Testamentary on January 11, 2019, in the Matter of the Estate of Joseph D. Wallace, deceased, Case No. PR-2018-000698, and

WHEREAS, the undersigned Carol Sue Swenson was duly and properly appointed as Personal Representative of the Estate of Joseph D. Wallace, deceased, and is acting in such capacity, and

NOW, THEREFORE, in consideration of the premises, the specific devise in the Last Will and Testament of Joseph D. Wallace, deceased, fulfillment of the requirements and duties of the undersigned Personal Representative, and One Dollar & other good and valuable consideration, in hand paid to the undersigned grantor, by the grantee, the receipt whereof is hereby acknowledged, I, the undersigned, Carol Sue Swenson, as Personal Representative of the Estate of Joseph D. Wallace, deceased (herein referred to as grantor), do grant, bargain, sell and convey unto Jenni Lou Moore (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto

According to Survey of Carl Daniel Moore.
Surveying Solutions, Inc.
2232 Cahaba Valley Drive, Ste. M
Birmingham, Alabama 35242
(205) 991-8965
As dated May 8, 2019 .

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

TO HAVE AND TO HOLD to the said grantee, Jenni Lou Moore, her heirs and assigns forever.

And I do, as Personal Representative of the Estate of Joseph D. Wallace, deceased, covenant with the said GRANTEE, her heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of July, 2019.

Carol Sue Swenson

Carol Sue Swenson, as Personal Representative of
the Estate of Joseph D. Wallace, deceased

STATE OF ALABAMA
SHELBY COUNTY

20190701000235960 2/4 \$25.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Sue Swenson, whose name as Personal Representative of the Estate of Joseph D. Wallace, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2019.

[Signature]
Notary Public
My commission Expires: 12/12/2020

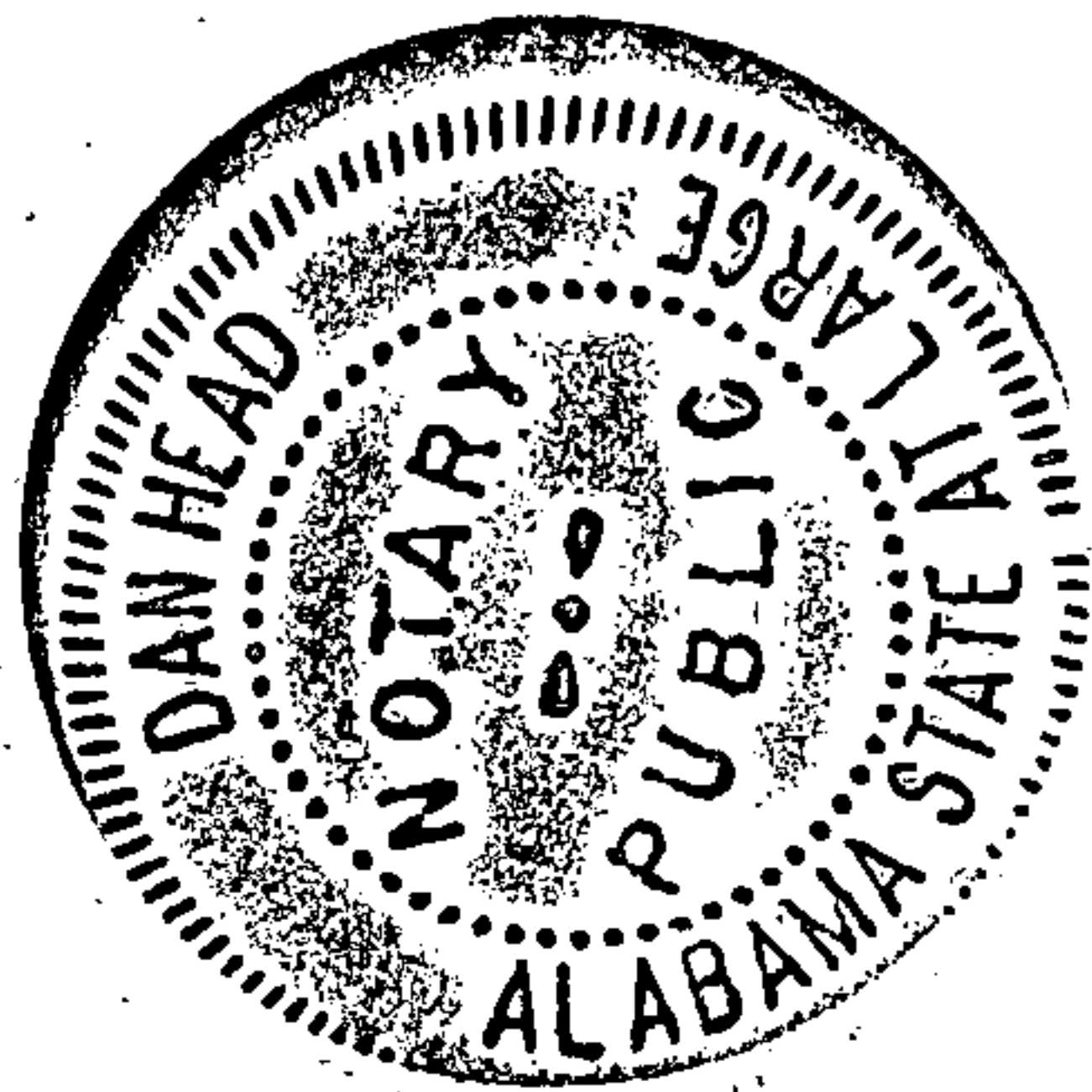
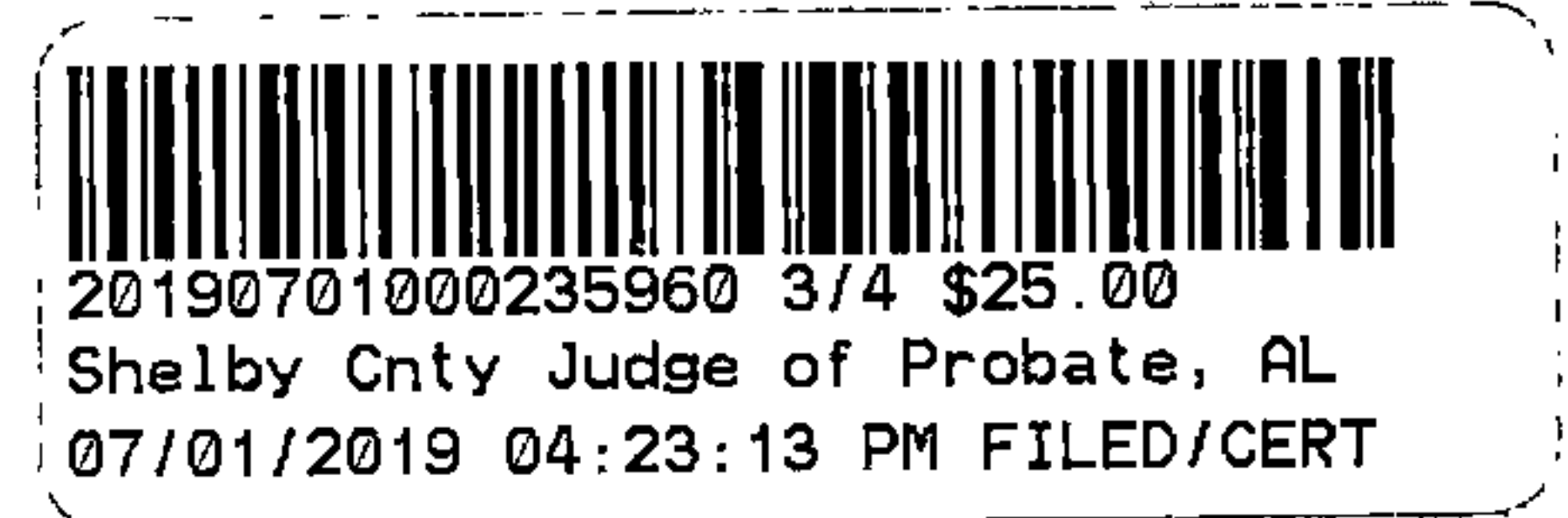


Exhibit "A"

PARCEL III



A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found one inch bar to be the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence run South 01 degrees, 28 minutes, 57 seconds West along the East line of said 1/4 - 1/4 Section for a distance of 116.96 feet to an iron pin set with a SSI cap; thence run South 63 degrees, 41 minutes, 35 seconds West for a distance of 231.27 feet to an iron pin set with a SSI cap; thence run South 46 degrees, 26 minutes, 14 seconds West for a distance of 59.63 feet to an iron pin set with a SSI cap; thence run North 41 degrees, 07 minutes, 29 seconds West for a distance of 72.14 feet to an iron pin set with a SSI cap at the point of beginning; thence run South 46 degrees, 48 minutes, 30 seconds West for a distance of 175.81 feet to an iron pin set with a SSI cap; thence run South 30 degrees, 45 minutes, 32 seconds East for a distance of 82.83 feet to an iron pin set with a SSI cap; thence run South 37 degrees, 58 minutes, 23 seconds East for a distance of 220.13 feet to an iron pin set with a SSI cap; thence run South 26 degrees, 12 minutes, 48 seconds East for a distance of 132.34 feet to a found crimp on the Northerly right-of-way line of Highway #41; thence run South 58 degrees, 39 minutes, 00 seconds West along said right-of-way line for a distance of 592.02 feet to a found bolt; thence run North 04 degrees, 29 minutes, 06 seconds West for a distance of 283.12 feet to a found bolt; thence run North 05 degrees, 50 minutes, 29 seconds West for a distance of 544.36 feet to a PK nail set; thence run North 83 degrees, 59 minutes, 13 seconds East for a distance of 232.68 feet to an iron pin found with a Carver cap; thence run North 06 degrees, 01 minutes, 29 seconds West for a distance of 208.66 feet to an iron pin found with a Carver cap; thence run South 83 degrees, 58 minutes, 31 seconds West for a distance of 232.01 feet to an iron pin set with a SSI cap; thence run North 05 degrees, 50 minutes, 29 seconds West for a distance of 115.80 feet to an iron pin set with a SSI cap; thence run North 04 degrees, 17 minutes, 45 seconds West for a distance of 275.23 feet to an iron pin set with a SSI cap; thence run South 89 degrees, 34 minutes, 30 seconds East for a distance of 12.86 feet to a PK nail found; thence run North 04 degrees, 40 minutes, 32 seconds West for a distance of 237.56 feet to an iron pin set with a SSI cap; thence run North 85 degrees, 12 minutes, 42 seconds East for a distance of 215.00 feet to an iron pin set with a SSI cap; thence run North 04 degrees, 40 minutes, 32 seconds West for a distance of 202.70 feet to an iron pin set with a SSI cap; thence run North 85 degrees, 11 minutes, 06 seconds East for a distance of 367.22 feet to an iron pin set with a SSI cap; thence run South 00 degrees, 57 minutes, 37 seconds West for a distance of 1107.54 feet to an iron pin set with a SSI cap; thence run South 46 degrees, 48 minutes, 30 seconds West for a distance of 13.58 feet to the point of beginning. Said parcel of land containing 17.9 Acres, more or less.

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 Joseph D. Wallace
 Carol Sue Swenson
 Mailing Address: 384 Hawks View Dr
Leeds, AL 35094

Grantee's Name: Jenni Lou Moore
 Mailing Address: 1460 Hwy 5
Marion Junction, AL 36759

Property Address: _____

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Per survey and → Assessor's Market Value \$ 265,245

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 Estate of Joseph D. Wallace
☒ Other - Probate Court of Shelby County, AL

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 7/1/2019

Sign Carol Sue Swenson as personal representative
 (Grantor/Grantee/Owner/Agent) circle one Estate of Joseph D. Wallace

Print Carol Sue Swenson

 Unattested

[Signature]
 (Verified by)

Attorney at Law

Form RT-1

