

Send Notice to:
Nancy D. Boroughs
212 Oxford Way
Pelham, Alabama 35124

This instrument prepared by
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
Columbiana, Alabama 35051

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Deborah D. Huntington, a/k/a Deborah Joan Huntington, died on or about August 26, 2018, and was the owner of certain hereinafter described real 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, and issued Letters Testamentary to the undersigned, Nancy D. Boroughs, as Personal Representative of the Estate of Deborah Joan Huntington, a/k/a Deborah D. Huntington, on October 15, 2018, in Case No. PR-2018-000719, and

WHEREAS, the undersigned, Nancy D. Boroughs, was duly and properly appointed as Personal Representative of the Estate of Deborah Joan Huntington, a/k/a Deborah D. Huntington, and is acting in such capacity, and


WHEREAS, pursuant to the Last Will and Testament of Deborah Joan Huntington, a/k/a Deborah D. Huntington, all of the decedent's property and estate were devised to the Grantee herein, Nancy D. Boroughs, including the hereinafter described real property, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of Deborah Joan Huntington, a/k/a Deborah D. Huntington, and

WHEREAS, Roy A. Boroughs, the former Guardian and Conservator of the Estate of Deborah D. Huntington, a/k/a Deborah Joan Huntington, filed a Petition for Consent Final Settlement and Termination of Guardianship and Conservatorship in the Matter of the Estate of Deborah D. Huntington, an incapacitated person in need of protection, in the Probate Court of Shelby County, Alabama, Case No. PR-2007-000181, and on December 10, 2018, the Probate Court entered and issued a Discharge of Conservator to Roy A. Boroughs as Conservator of said Estate, and a Discharge of Guardian to Roy A. Boroughs as Guardian of Deborah D. Huntington, and

WHEREAS, Roy A. Boroughs, as Conservator of the Estate of Deborah D. Huntington, makes no claim to the hereinafter described real property, either individually or as Conservator, as it is a part of the decedent's Estate.

NOW, THEREFORE, in consideration of the premises, and fulfillment of the Last Will and Testament of Deborah Joan Huntington, a/k/a Deborah D. Huntington, deceased, and One Dollar and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned Grantor, by the Grantee, the receipt whereof is hereby acknowledged, I, the undersigned, Nancy D. Boroughs, as Personal Representative of the Estate of Deborah Joan Huntington, a/k/a Deborah D. Huntington, deceased, (herein referred to as Grantor), do grant, bargain, sell and convey unto Nancy D. Boroughs (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:


20190729000271760 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/29/2019 02:53:09 PM FILED/CERT

Lot 42, according to the survey of Fairview Subdivision, recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
2. Taxes for 2019 and subsequent years.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 146, Page 388 and Deed Book 133, Page 362.
4. Right of way deeds to Shelby County as recorded in Deed Book 242, Page 122 and Deed Book 243, Page 320.
5. Restrictive covenants as recorded in Inst. No. 1997-23159.
6. 25-foot building set back line from Fairview Lane with 5-foot easement inside said set back line as shown on recorded map of said subdivision.
7. 25-foot building line across the West side of said lot as shown on survey of Walter Wickstrom, Jr., dated September 16, 1982.

TO HAVE AND TO HOLD to the said Grantee, Nancy D. Boroughs, her heirs and assigns forever.

And I do, as Personal Representative of the Estate of Deborah Joan Huntington, a/k/a Deborah D. Huntington, 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 23 day of July, 2019.

Nancy D. Boroughs
 Nancy D. Boroughs, as Personal Representative of
 the Estate of Deborah Joan Huntington, a/k/a Deborah
 D. Huntington, deceased

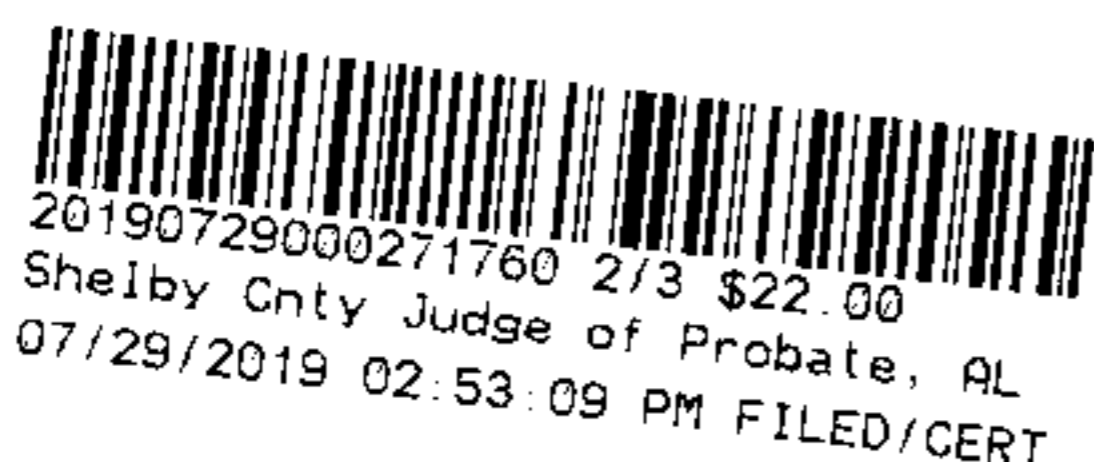
STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy D. Boroughs, whose name as Personal Representative of the Estate of Deborah Joan Huntington, a/k/a Deborah D. Huntington, 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 23rd day of July, 2019.

Kimi M. Foster
 Notary Public

My commission Expires: 1-3-23



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nancy D. Boroughs,
Mailing Address Personal Representative
212 Oxford Way
Pelham, Alabama 35124

Grantee's Name Nancy D. Boroughs
Mailing Address 212 Oxford Way
Pelham, Alabama 35124

Property Address 141 Fairview Lane
Montevallo, Alabama 35115

Date of Sale July 23, 2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 143,600.00

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 Property Tax Commissioner

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 July 23, 2019 Print Nancy D. Boroughs

Unattested Sign (verify) Nancy D. Boroughs (Grantor/Grantee/Owner/Agent) circle one

