

NOTE: 100% OF THE CONSIDERATION FOR THE
CONVEYANCE HEREIN IS MADE PURSUANT
TO A LOAN SECURED BY A MORTGAGE
RECORDED SIMULTANEOUSLY HERewith



20190814000295390 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
08/14/2019 01:12:31 PM FILED/CERT

This instrument prepared by:

Phillip G. Stutts
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, AL 35203

Send tax notice to:

Scotty Properties, LLC
2785 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, title to that certain tract of land located in Shelby County, Alabama, more particularly described hereinbelow (the "Property"), was acquired by **James Frederick Thornton a/k/a James F. Thornton a/k/a James Skip Thornton** ("Thornton") via deed recorded in the Office of the Judge of Probate, Shelby County, Alabama;

WHEREAS, Thornton (the "decedent") died testate on May 5, 2019;

WHEREAS, Thornton left a last will and testament (the "Will") naming the petitioner as personal representative thereof. Said Will was admitted to probate and record in The General Court of Justice, Superior Court Division, Davidson County, NC, File No. 2019 E 000667, which court granted Letters Testamentary on the estate of the decedent to Patrick Earl Warren on the 15th day of May, 2019;

WHEREAS, on June 3, 2019, the Office of the Judge of Probate, Shelby County, Alabama, Case No. PR-2019-000395 Letters Testamentary were issued to Patrick Earl Warren, as the personal representative under the Will; and

NOW, THEREFORE, for and in consideration of Twenty Four Thousand Seven Hundred and No/100 Dollars (\$24,700.00) paid to Patrick Earl Warren, as personal representative of the estate of James Frederick Thornton (the "Grantor"), in hand paid by Scotty Properties, LLC (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property, situated in Shelby County, Alabama, having an address of 2785 Pelham Parkway, Pelham, Alabama 35124, more particularly described as follows:

From the southeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West run westerly along the south boundary line of said 1/4 -1/4 section 502.01 feet thence turn on angle of 98°59' to the right and run northeasterly 174.3 feet; thence turn an angle of 73°22' to the left and run northwesterly 74.15 feet to the point of beginning of the land herein described; thence continue northwesterly along last said course for 56.0 feet; thence turn an angle of 90° to the left and run southwesterly 104.0 feet, thence turn an angle of 90° to the left and run southeasterly 56 feet thence turn an angle of 90° to the left and run northeasterly 104.0 feet to the point of beginning.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever.

And the Grantor does for the Grantor, Grantor's successors and assigns, covenant with the Grantee, its successors and assigns, only against Grantor's own acts; that Grantor has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that the Grantor will so warrant and defend to the Grantee, Grantee's successors and assigns.



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IN WITNESS WHEREOF, the undersigned, Patrick Earl Warren, as personal representative of the estate of James Frederick Thornton, have hereunto set their hands this 9th day of July, 2019.

GRANTOR:

Patrick Earl Warren

Patrick Earl Warren, personal representative of the estate James Frederick Thornton

STATE OF NORTH CAROLINA)

COUNTY OF DAVIDSON)

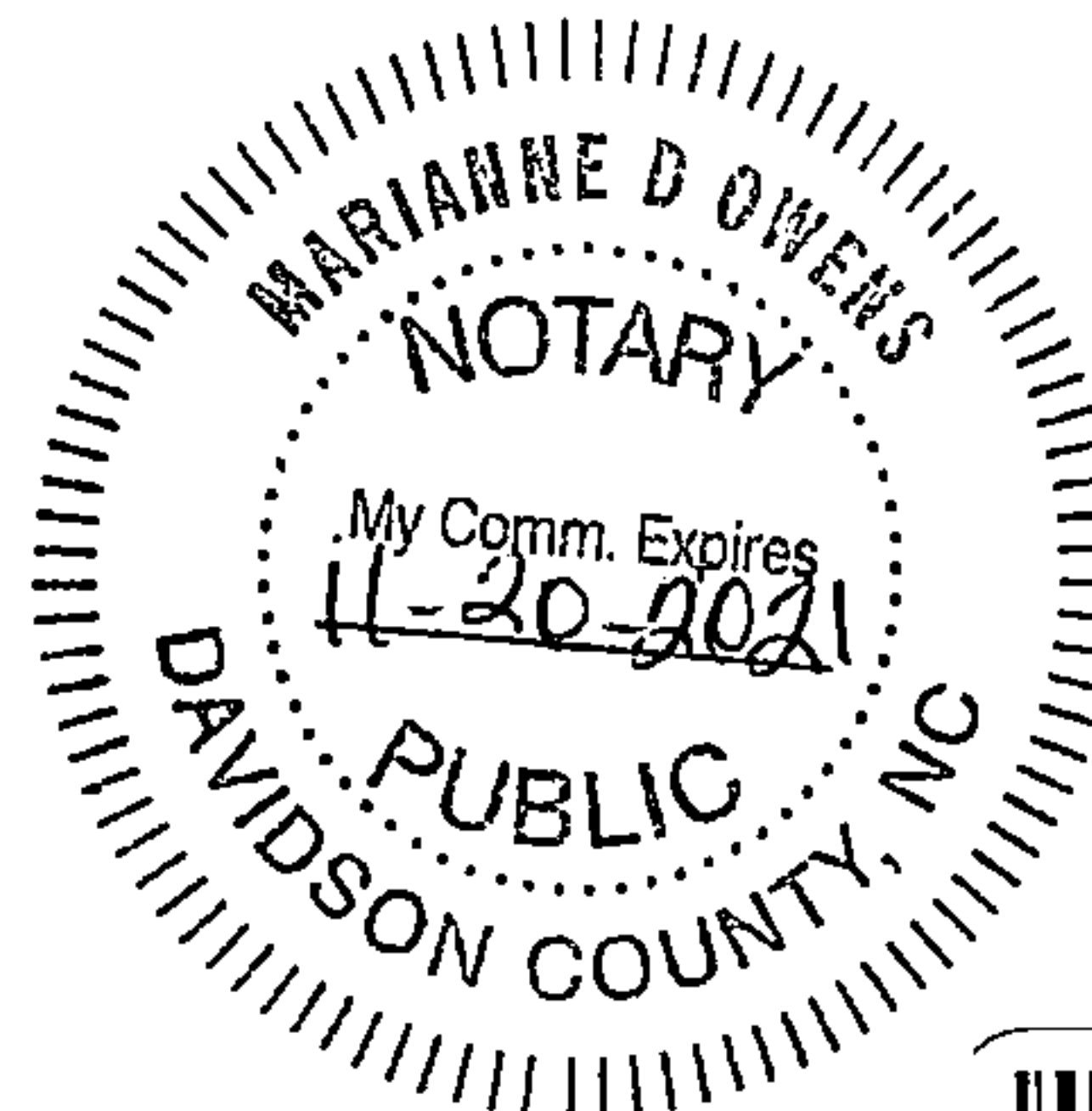
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Patrick Earl Warren, whose name as personal representative of the estate of James Frederick Thornton, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, in his capacity as such personal representative, executed the same voluntarily.

Given under my hand and official seal this 9th day of July, 2019.

Marianne D. Owens

Notary Public

My Commission Expires: 11-20-2021



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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	Patrick Earl Warren, personal	Grantee's Name	Scotty Properties, LLC
Mailing Address	representative of the estate James Frederick Thornton 3038 New Cut Road Lexington, NC 27292	Mailing Address	2785 Pelham Parkway Pelham, AL 35124
Property Address	2781 Pelham Parkway	Date of Sale	August 19 July 9, 2019
		Total Purchase Price	\$24,700.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 _____
☒ 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.

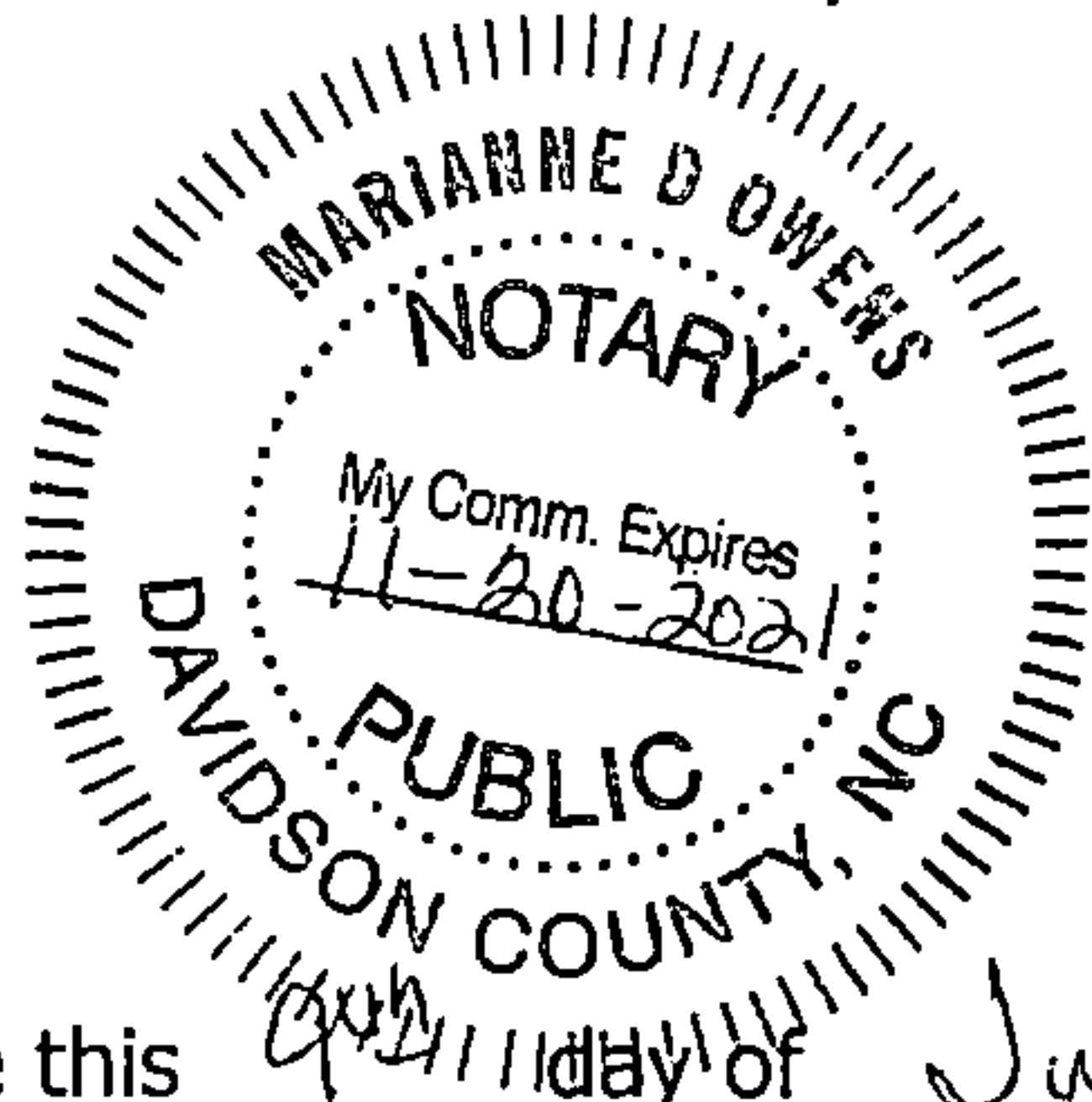
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 July 9, 2019

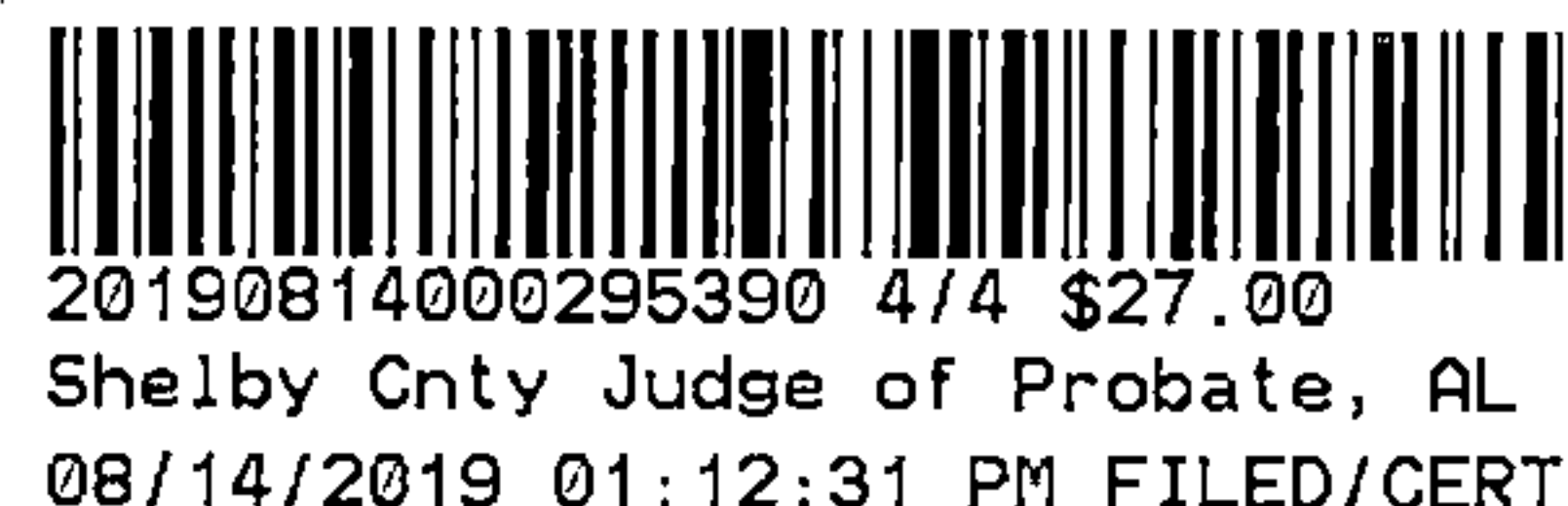


Print: Patrick Earl Warren, personal representative of the estate James Frederick Thornton

Sign: Patrick Earl Warren
Grantor

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

Subscribed, and sworn to before me this 9th day of July, 2019.
Marianne D. Owens Notary Public
My Commission Expires: 11-20-2021



Form RT-1