

****TITLE NOT EXAMINED****
****LEGAL DESCRIPTION NOT VERIFIED****

SEND TAX NOTICE TO:
Judith B. Milner
5537 Timber Hill Road
Birmingham, Alabama 35242

STATE OF ALABAMA }
SHELBY COUNTY }

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that by the Letters Testamentary dated the 13th day of March, 2019, rendered by the Probate Court of Shelby County, Alabama, in the case of the ESTATE OF THOMAS MARVIN MILNER, deceased, Case No. PR-2019-000151, I, JUDITH B. MILNER, as Executor of the ESTATE OF THOMAS MARVIN MILNER, deceased, was authorized and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing, and by virtue of the power and authority given to the Executor in and by Thomas Marvin Milner's last will and testament, and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by JUDITH B. MILNER, a single person, hereinafter referred to as GRANTEE, to the ESTATE OF THOMAS MARVIN MILNER, deceased, hereinafter referred to as GRANTOR, the receipt whereof is hereby acknowledged, and in conformity with and pursuant to the authority of said Decree, I, JUDITH B. MILNER, as Executor of the ESTATE OF THOMAS MARVIN MILNER, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the GRANTEE, all of the Estate's interest in the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

A parcel of land located in the NE ¼ of Section 27, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the probate office of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet, thence 90° right in a Southerly direction a distance of 477 feet to the point of beginning; thence continue along last described course a distance of 200 feet, thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 200 feet, thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning.

Also, a parcel of land located in the NE ¼ of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the office of the judge of probate of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet; thence 90° right in a Southerly direction a distance of 427 feet to the point of beginning; thence continue along the last described course a distance of 50 feet; thence 90° left in an Easterly direction a distance of 435 feet; thence 90° left in a Northerly direction a distance of 50 feet; thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning. Situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

The within conveyance is subject to the following exceptions:


20191001000358680 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/01/2019 11:38:51 AM FILED/CERT

1. Ad valorem taxes for the current tax year and all subsequent years, said taxes are not yet due and payable until October 1, 2019.
2. Existing mortgages, easements, restrictions, reservations, set back lines, rights-of-ways, and limitations, if any, of record in the probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto the said GRANTEE, as an individual, her heirs and assigns, in fee simple, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned GRANTOR by its Executor, who is authorized to execute this conveyance, has hereunto set its hand and seal on this the 30TH day of September, 2019.

GRANTOR:

ESTATE OF THOMAS MARVIN MILNER, DEC.

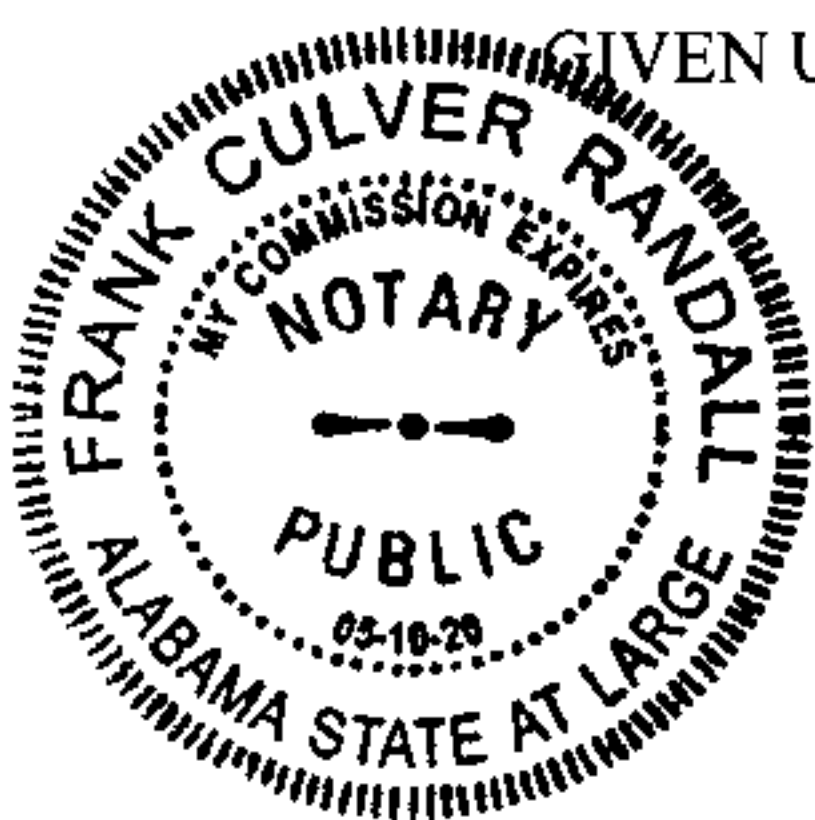
By: Judith B. Milner
Judith B. Milner, Its Executor

STATE OF ALABAMA }

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify Judith B. Milner, whose name is signed to the foregoing deed as Executor of the Estate of Thomas Marvin Milner, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, she, with full authority as such Executor, executed the same voluntarily for and as the act of said Estate.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this 30TH day of September, 2019.

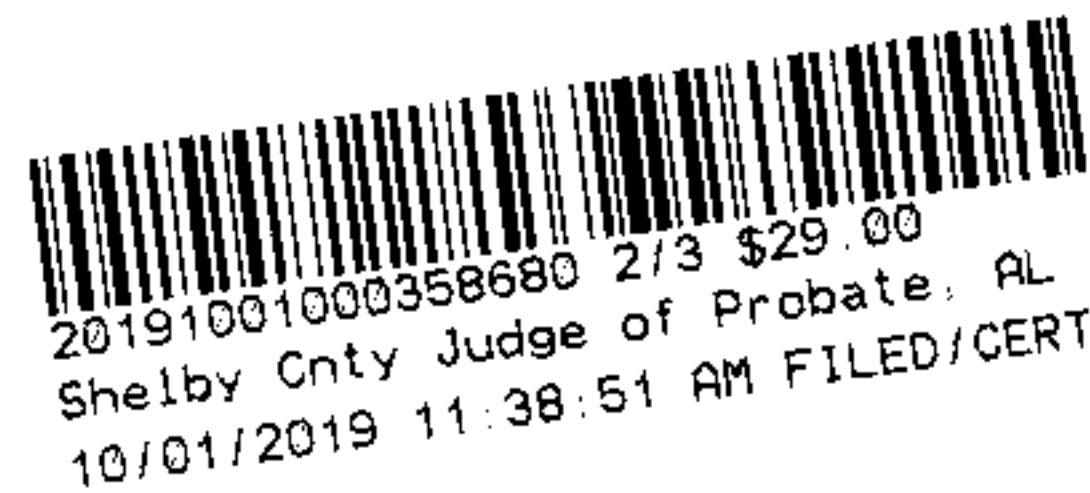


Frank Culver Randall
Notary Public

My Commission expires: 5-10-20

This instrument was prepared by:

Frank C. Randall
Attorney-at-Law
P.O. Box 550399
Birmingham, Alabama 35255
frankrandall@bham.rr.com
Phone: (205) 933-9120



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 Thomas Marvin Milner	Grantee's Name	Judith B. Milner
Mailing Address	5537 Timber Hill Road Birmingham, AL 35242	Mailing Address	5537 Timber Hill Road Birmingham, AL 35242

Property Address	5537 Timber Hill Road Birmingham, AL 35242	Date of Sale	September <u>30</u> , 2019
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ 341,300

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	 20191001000358680 3/3 \$29.00 Shelby Cnty Judge of Probate, AL 10/01/2019 11:38:51 AM FILED/CERT	☐ 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.

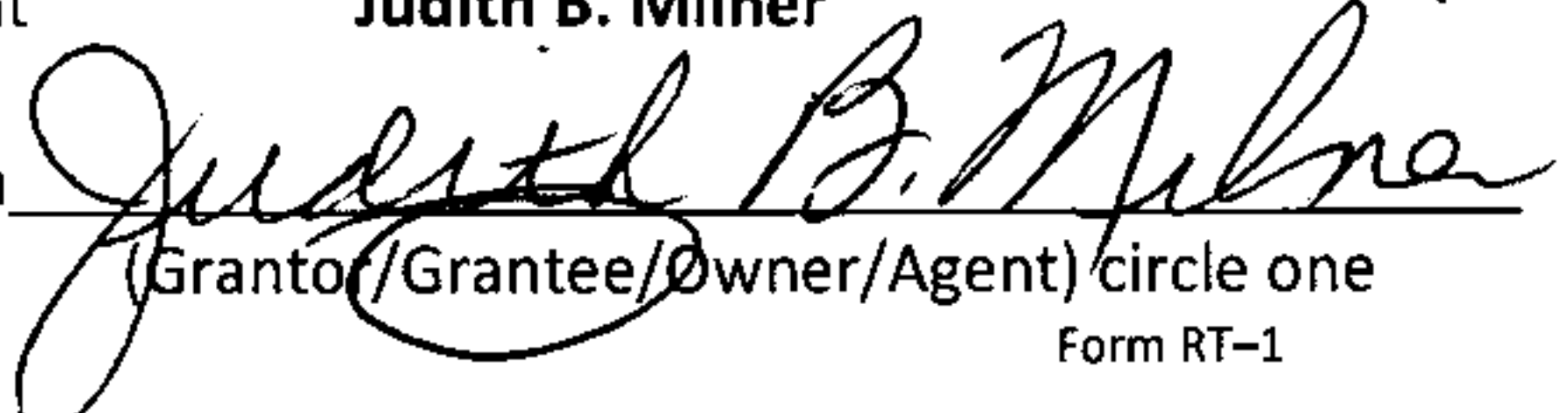
Actual value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 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 September 30TH, 2019

☐ Unattested
☐ (Verified by) _____

Print **Judith B. Milner**
Sign 
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1