

20191029000396800 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/29/2019 11:17:29 AM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Renee Duke, Trustee for Raven Gayle Duke
2971 Dadeville Rd.
Alexander City, AL. 35010

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Hershel Sanford Rich, died on or about March 11, 2016 testate. The Shelby County Alabama Probate Court, (Case Number PR-2016-000428) issued "Amended Letters of Administration With the Will Annexed on December 7, 2017 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Hershel Sanford Rich. More than six months has elapsed since the issuance of the Amended Letters of Administration with the Will Annexed, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate in excess of the estate's personal property monetary assets. In accordance with the Shelby County Alabama Probate Court's "Decree on Final Settlement", dated September 20, 2019, and Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Sanford D. Hatton, Jr., in his capacity as the duly appointed Personal Representative of the Estate of Hershel Sanford Rich, (Shelby County Alabama Probate Case Number PR-2016-000428), (hereinafter referred to as GRANTOR) does convey unto Renee Duke as the Successor Testamentary Trustee for Raven Gayle Duke, a minor child, (herein referred to as GRANTEE), all the rights of Hershel Sanford Rich in the following described real property, commonly known as 18 Apache Drive, Wilsonville, situated in the State of Alabama, County of Shelby, to wit:

Legal Description

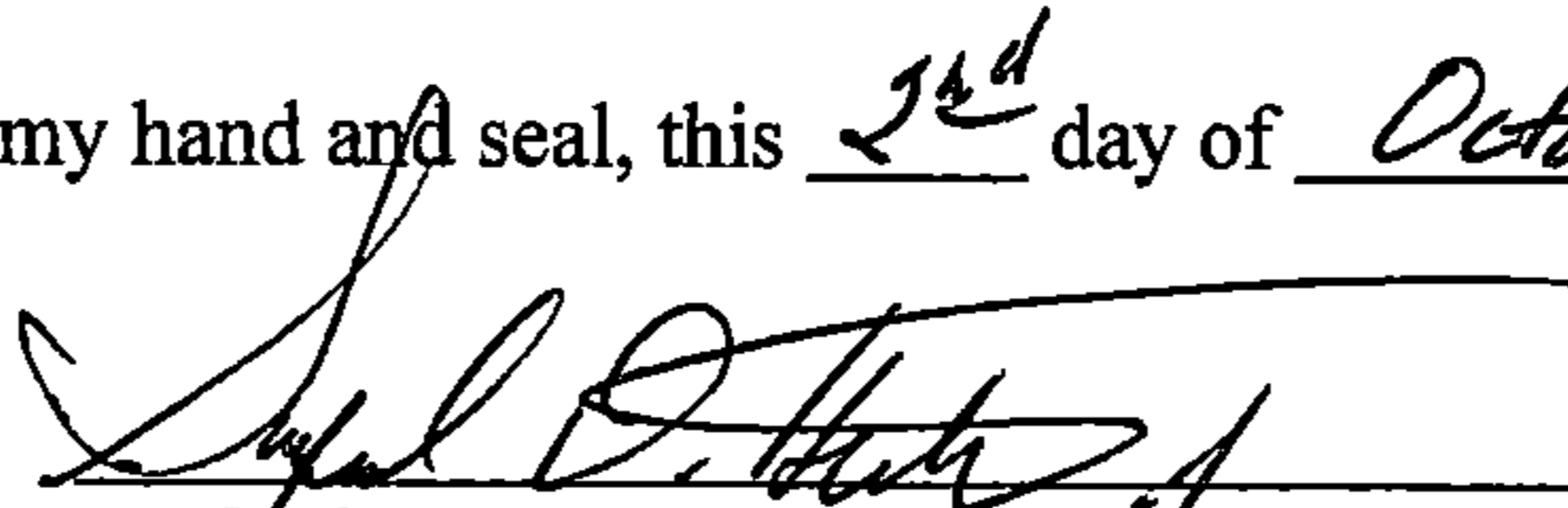
Lot 5, according to the Survey of Smith Camp, Second Sector, as recorded in Map Book 4, Page 12, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

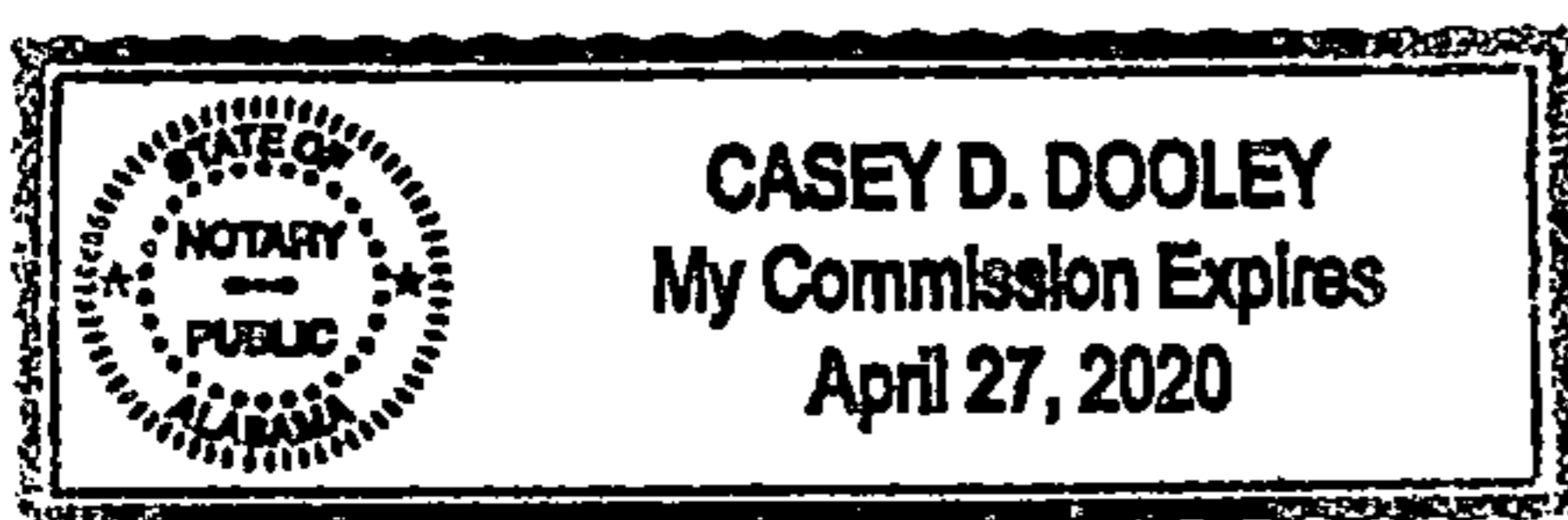
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of October, 2019.

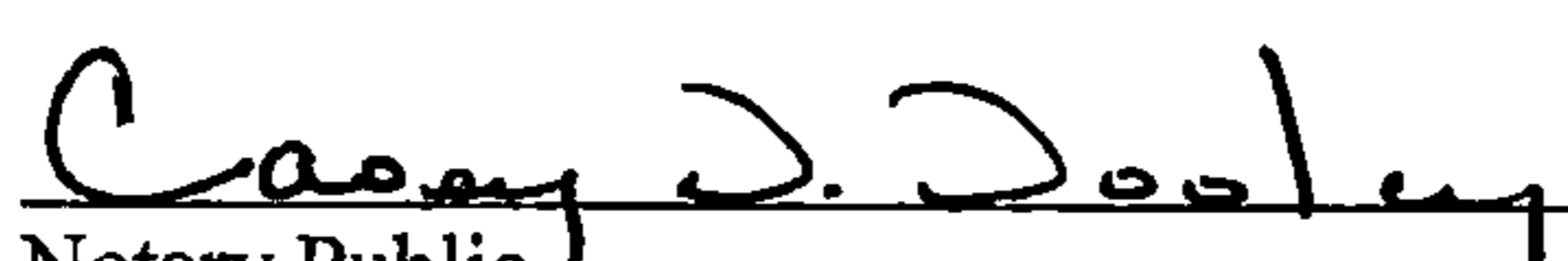

Sanford D. Hatton, Jr., as Personal Representative of
The Estate of Hershel Sanford Rich

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Personal Representatives of the Estate of Hershel Sanford Rich, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of October, 2019.




Notary Public
My Commission Expires: April 27, 2020

Real Estate Sales Validation Form

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

Grantor's Name: Sanford D. Hatton, Jr.
Personal Representative
Hershel Sanford Rich Estate

Grantee's Name: Renee Duke
Successor Testamentary
Trustee for Raven Gayle Duke

Mailing Address: C/O Sanford D. Hatton, Jr.
P.O. Box 976
Columbiana, AL 35051

Mailing Address: Renee Duke
2971 Dadeville Rd.
Alexander City, AL 35010

Property Address: 18 Apache Drive
Wilsonville, AL 35186

Date of Sale: October 2, 2019
Total Purchase Price: _____

Or
Actual Value: \$ _____

Or
Assessors Market Value: \$7,830.00

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
Shelby County Tax Assessor Valuation

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 recording.

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 evidence 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 estimated 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: 10/2/19

Print: Sanford D. Hatton, Jr., Personal Representative

Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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