

Parcel I.D. #:

Send Tax Notice To: Estate of Mildred Lindsay
C/o Timothy Lindsay
1302 Dennis Drive
Longview, TX 75605

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Eighty Thousand Eight Hundred Fifty Dollars and 00/100, (\$ 80,850.00), the receipt of sufficiency of which are hereby acknowledged, that **Timothy Lindsay, as Administrator of the Estate of James A. Lindsay, a deceased person, having died intestate on or about 10 February, 2001, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2002-465; Timothy Lindsay, a married man; Robert Lindsay, a married man; and Mary Catherine Naish, a single woman,** constituting all of the heirs and next-of-kin of the decedent, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to the **Estate of Mildred Lindsay, Shelby County Probate Court case # PR-2012-51,** hereinafter known as the GRANTEE;

That certain parcel of land described as commencing on the North line of the North Half of the Northwest Quarter of Section 28, Township 21, Range 3 West, at the point of intersection with the East right of way line of the Elyton and Montevallo Public Road, and run thence in a Southerly direction along the East margin of said Public Road a distance of 184 yards to the Southwest corner of the C. E. Fondren tract of land; run thence in a Southerly direction and along the East margin of said Public Road a distance of 35 feet to the Point of Beginning of the lot herein described and conveyed: Run thence in a Southeasterly direction a distance of 210 feet to a point 173 feet South of the South line of the said C. E. Fondren tract of land; run thence in a Southerly direction and parallel with the East right of way line of the Montevallo-Elyton Public Road, a distanace of 210 feet; run thence in a Northwesterly direction a distance of 210 feet to a point on said Montevallo-Elyton Public Road which is 200 feet South, or Southerly of the Point of Beginning; run thence in a Northerly direction along the East right of way line of said Montevavllo-Elyton Public Road a distance of 210 feet to the Point of Beginning, and containing one (1) acre.

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

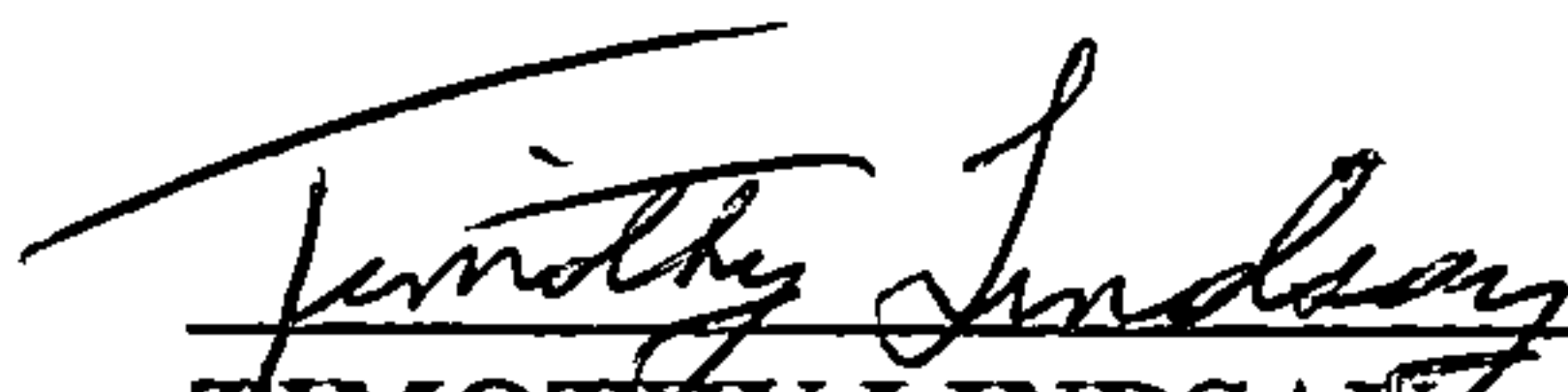
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS
HEREIN.

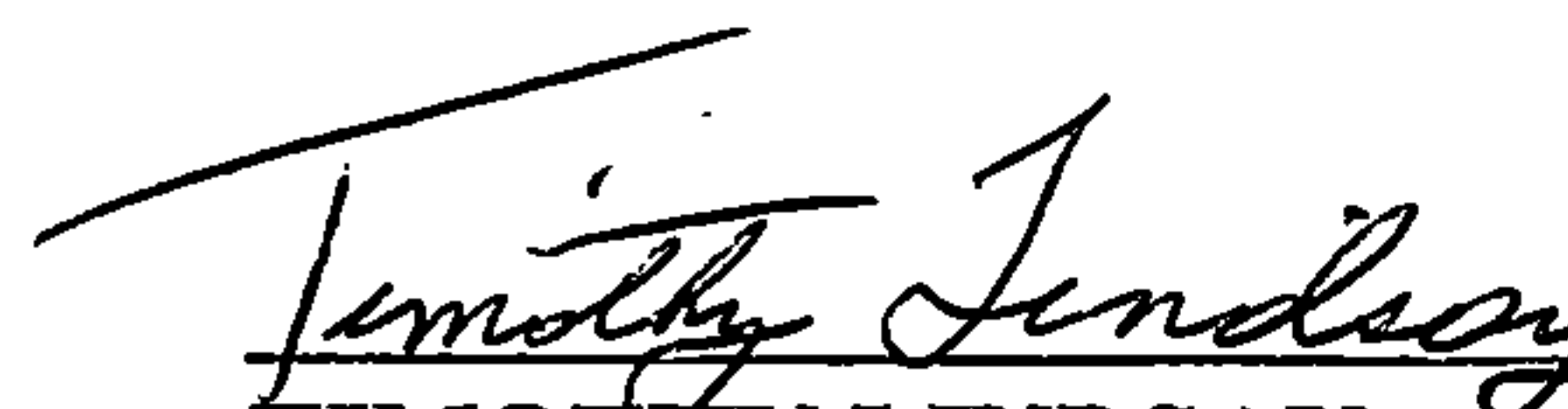
Said legal description herein was taken from that certain Instrument recorded in the Shelby
County, AL, Judge of Probate's Office in Book 167, Page 256. This instrument was prepared
without the benefit of a title search or survey.


TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder
and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the
said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all encumbrances, unless otherwise noted above; that we have a good right
to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall
warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the
lawful claims of all person.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
_____ Day of September 24, _____, 2018.


TIMOTHY LINDSAY, as Administrator of the
James A. Lindsay, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2002-465
Grantor


TIMOTHY LINDSAY
Grantor


ROBERT LINDSAY
Grantor

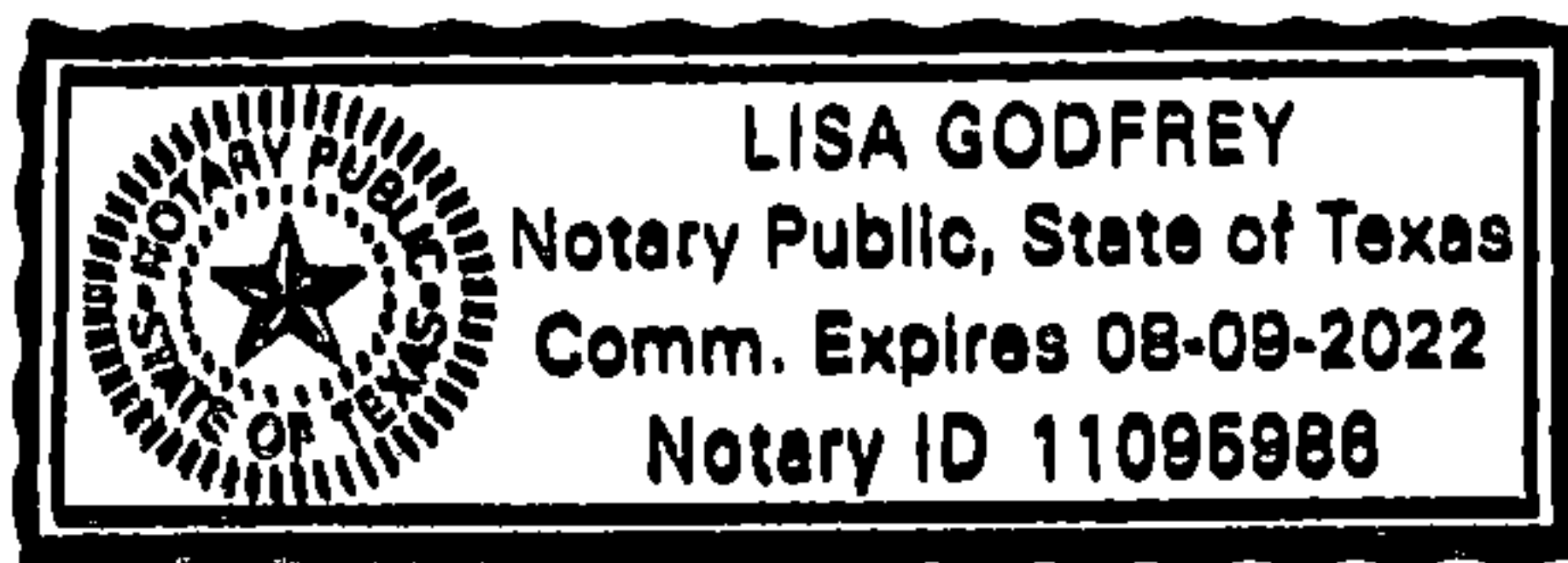

MARY CATHERINE NAISH
Grantor


20191113000421230 2/8 \$124.00
Shelby Cnty Judge of Probate, AL
11/13/2019 01:58:03 PM FILED/CERT

STATE OF TEXAS)
COUNTY OF Gregg)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Timothy Lindsay, as Administrator of the Estate of James A. Lindsay, a deceased person**, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24th Day of September, 2018.

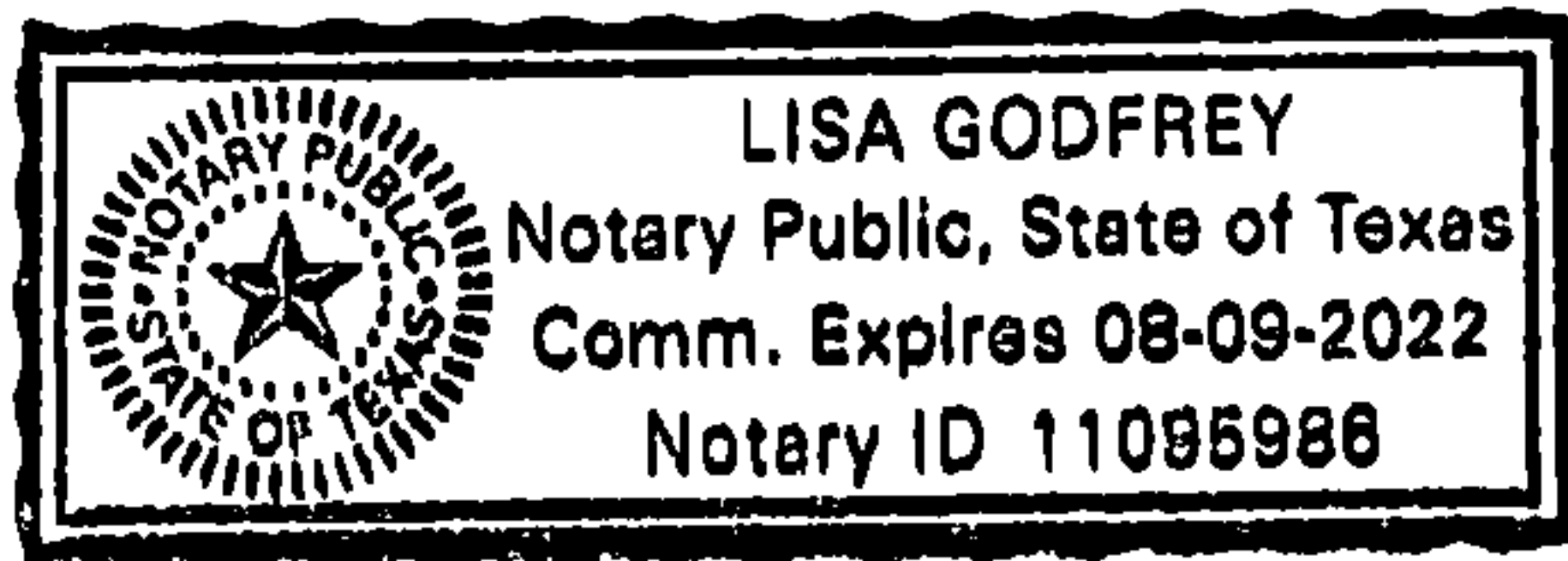


Lisa Godfrey
NOTARY PUBLIC
My Commission Expires: 8/9/2022

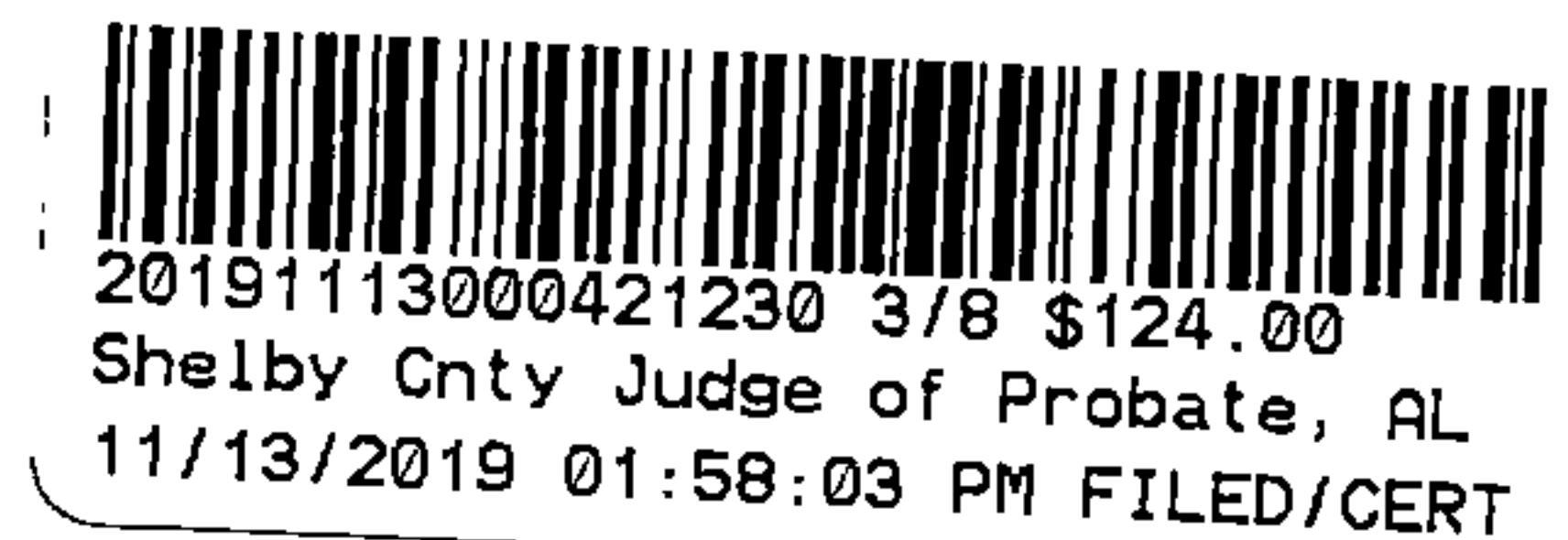
STATE OF TEXAS)
COUNTY Gregg)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Timothy Lindsay**, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24th Day of September, 2018.




Lisa Godfrey
NOTARY PUBLIC
My Commission Expires: 8/9/2022



STATE OF ALABAMA)
)
COUNTY SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Robert Lindsay**, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of Nov., 2018.




NOTARY PUBLIC
My Commission Expires: 18 March, 2020

STATE OF ALABAMA)
)
COUNTY SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Mary Catherine Naish**, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 19TH Day of MAY, 2018 19



NOTARY PUBLIC
My Commission Expires: ~~18 March 2020~~
08/04/2021

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20191113000421230 4/8 \$124.00
Shelby Cnty Judge of Probate, AL
11/13/2019 01:58:03 PM FILED/CERT

**THE LAST WILL AND TESTAMENT
OF
MILDRED LINDSAY**

RECEIVED

JAN 23 2012

**James W. Fuhrmeister
Judge of Probate**

STATE OF ALABAMA)
SHELBY COUNTY)

I, MILDRED LINDSAY, a resident of SHELBY County, Alabama, being of sound mind and disposing memory, and over the age of twenty-one (21) years with the knowledge of the uncertainty of life, do hereby make, publish, and declare this my LAST WILL AND TESTAMENT, hereby revoking all other wills and testaments heretofore by me.

FIRST: I hereby direct that my EXECUTOR to pay all my just debts, funeral expenses be paid out of my estate as soon after my death as can be conveniently accomplished.

SECOND: I will, give, bequeath, and devise all property which may be mine at the time of my death, not excepted below, of whatsoever kind and character and wheresoever situated, to TIMOTHY L. LINDSAY, CATHY NASH, AND ROBERT LINDSAY, absolutely, equally or to the survivor or survivors, to have and to hold, in fee simple forever, if they be living at the time of my death.

THIRD: It is my intent that each child above listed will receive back those items of gift received by myself during my lifetime from each of them individually.

FOURTH: I hereby nominate and appoint TIMOTHY L. LINDSAY, EXECUTOR as this my last will and testament, and I hereby declare that TIMOTHY L. LINDSAY shall not be required to make or file any inventory, settlement or report to any court for HIS actions, nor give bond for the performance of said duties hereunder as EXECUTOR of this my last will and testament. I hereby grant to invest in my said EXECUTOR full power and authority to continue the operation of any business activity of which I may be engaged in at the time of my death, together with full power and authority to sell, at private sale, to convey, lease, exchange, mortgage, pledge or otherwise alienate any or all of the assets of my estate, on such terms as HE deems to be proper without the order of any court. It is my expressed purpose and intention to grant to my said EXECUTOR all the powers over my said property and estate that I am capable of granting to HIM as such EXECUTOR, all without the order of approval of any court.

FIFTH: In the event that my said EXECUTOR should not be living at the time an executor is appointed for my estate, or if TIMOTHY L. LINDSAY for any reason fails to

Page 1

Mildred Lindsay



20191113000421230 5/8 \$124.00
Shelby Cnty Judge of Probate, AL
11/13/2019 01:58:03 PM FILED/CERT

serve and qualify as EXECUTOR, I nominate and appoint ROBERT LINDSAY, as Alternate EXECUTOR of this my last will and testament, with all the powers, duties, and exemptions, granted to and vested in my said EXECUTOR as such EXECUTOR.

IN WITNESS WHEREOF, I, MILDRED LINDSAY, the undersigned, sign my name to this instrument this 24th day of November, 2010, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my LAST WILL AND TESTAMENT and that I sign it willingly, and that I execute it as my free and voluntary act for the purposes therein expressed, and that I am twenty-one (21) years of age or older, of sound mind, and under no constraint or undue influence.

Mildred Lindsay
MILDRED LINDSAY

We, Demarco Owens and Joel L. Wiggins, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that MILDRED LINDSAY signs and executes this instrument as the aforementioned's LAST WILL AND TESTAMENT and that it is signed willingly by said MILDRED LINDSAY, and that each of us, in the presence and hearing of said MILDRED LINDSAY, hereby signs this will as witness to said MILDRED LINDSAY signing, and that to the best of our knowledge the said MILDRED LINDSAY is twenty-one (21) years of age or older, of sound mind, and under no constraint or undue influence.

Demarco Owens
WITNESS P.O. Box 1471
L'Orion, AL 35470

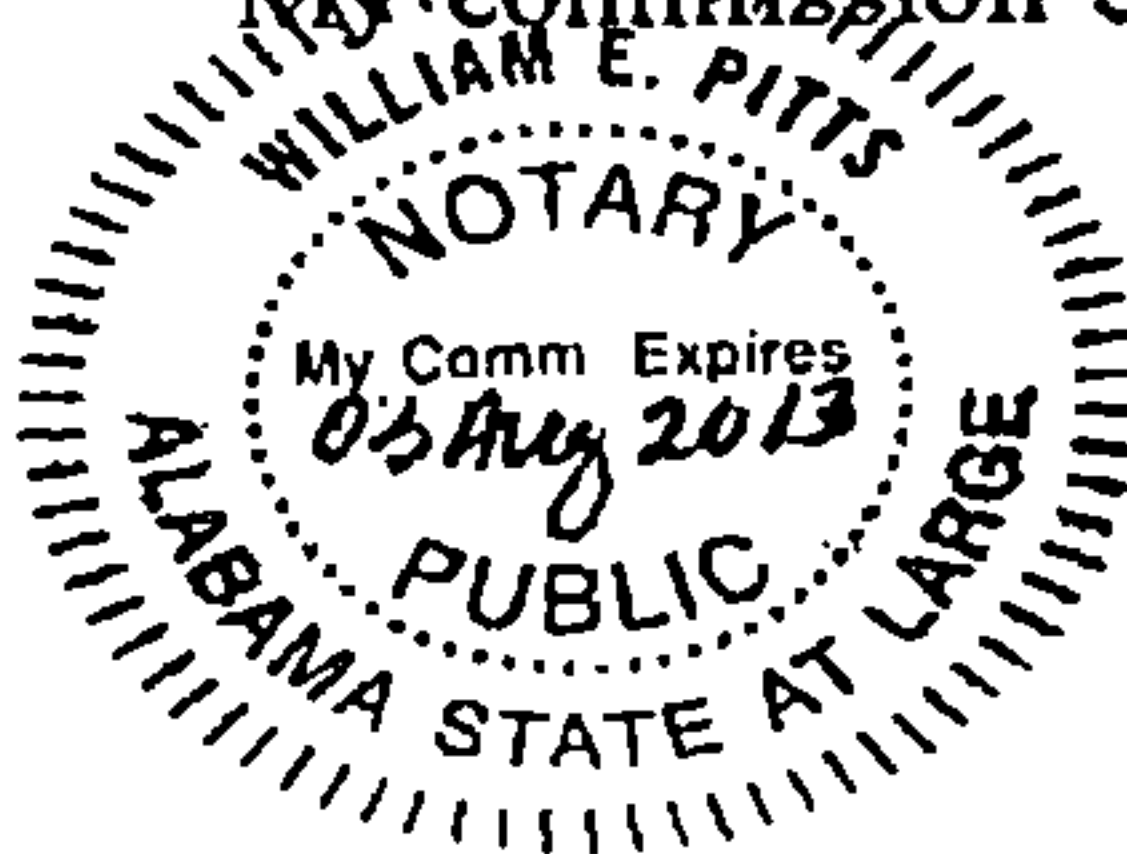
STATE OF ALABAMA)
COUNTY OF SHELBY)

Joel L. Wiggins
WITNESS 5027 NW Vulpkeny
Bilham, AL 35244

Subscribed, sworn to and acknowledged before me by MILDRED LINDSAY who subscribed and sworn to before me by Demarco Owens and Joel L. Wiggins, witnesses, this 24th day of November, 2010.

William E. Pitts
Notary Public

My commission expires: 03 Aug 2013



Mildred Lindsay



20191113000421230 6/8 \$124.00
Shelby Cnty Judge of Probate, AL
11/13/2019 01:58:03 PM FILED/CERT

LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE# PR-2012-000051

The will of **Mildred Lindsay**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **Timothy L. Lindsay** the Personal Representative named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in *Ala. Code, §43-8-76 (1975, as amended)*, the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers, without limitation, authorized in transactions under *Ala. Code, §43-2-843 (1975, as amended)*, unless expressly modified in the Will and subject to the following restrictions: **The Personal Representative is prohibited from settling litigation without prior order of this Court.**

Witness my hand, and dated this 18th day of April, 2012.

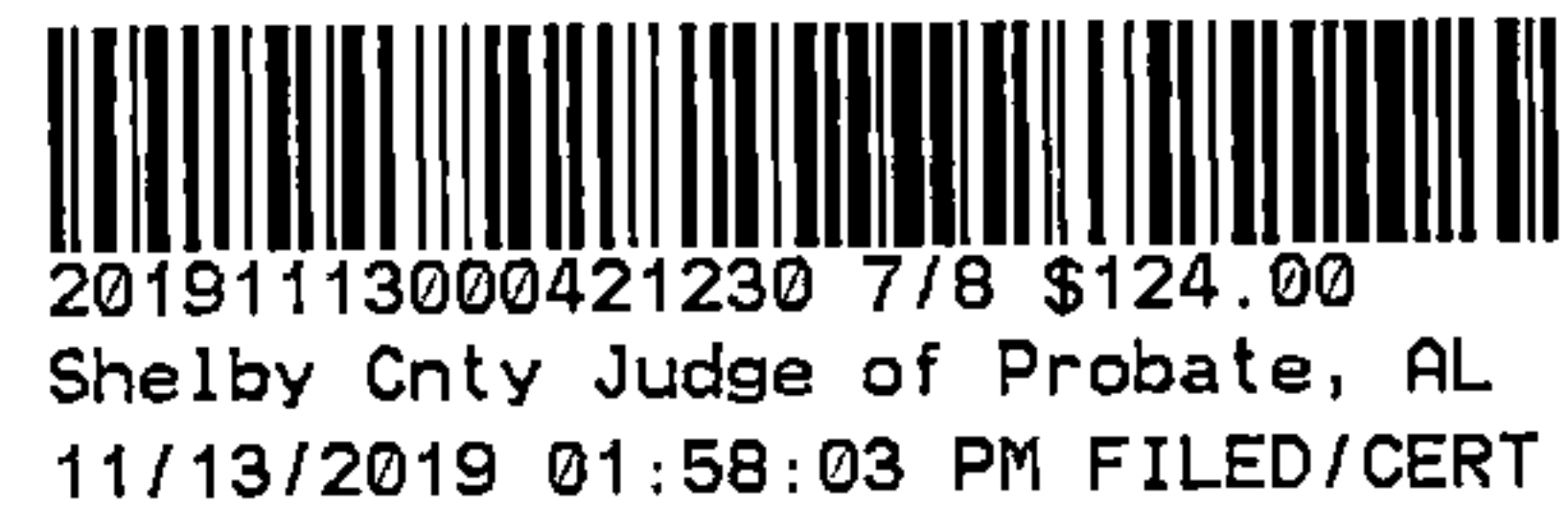

JAMES W. FUHRMEISTER
Judge of Probate

THE STATE OF ALABAMA
SHELBY COUNTY

I, **KIMBERLY A. MELTON**, CHIEF CLERK of the Probate Court of Shelby County, Alabama hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **Timothy L. Lindsay** Personal Representative of the Will of **Mildred Lindsay**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this 18th day of April, 2012.


CHIEF CLERK



Real Estate Sales Validation Form

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

Grantor's Name Timothy Lindsay
Mailing Address 302 Dennis Drive
Longview TX 75605

Grantee's Name Mildred Lindsay
Mailing Address 11421 Hwy 17
Montevallo AL 35115

Property Address 11421 Hwy 17
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 80,850.00

or
Assessor's Market Value \$ 80,850.00

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

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 11-13-19

Print Brenda Lindsay

Sign Brenda Lindsay

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1