

Parcel I.D. #:

Send Tax Notice To: Ms. Debbie Jo Killingsworth
1751 15th Avenue, S. W.
Childersburg, Alabama 35044

EXECUTOR'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Charles B. Killingsworth, Sr., (Shelby County Probate case # PR-2018-679) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Charles B. Killingsworth, Jr., as Executor of the Estate of Charles B. Killingsworth, Sr., a deceased person, having died testate on or about 20 August, 2018, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2018-679,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Debbie Jo Killingsworth.,** hereinafter known as the GRANTEE;

PARCEL II: Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; Thence N 05 degrees 02' 41" W for a distance of 453.00'; Thence N 85 degrees 07' 19" E for a distance of 364.53' to the approximate centerline of Davis Creek; all further calls will be along said approximate centerline until otherwise noted; Thence N 34 degrees 59' 26" W for a distance of 282.05' to the Point of Beginning; Thence continue N 34 degrees 59' 26" W for a distance of 213.97'; Thence N 47 degrees 31' 34" W for a distance of 45.84'; Thence N 62 degrees 53' 46" W for a distance of 33.60'; Thence N 33 degrees 57' 24" W for a distance of 96.99'; Thence N 50 degrees 41' 27" W for a distance of 35.70'; Thence N 56 degrees 52' 52" W for a distance of 45.36'; Thence N 64 degrees 11' 00" W for a distance of 54.07'; Thence N 54 degrees 41' 56" W for a distance of 61.76'; Thence N 39 degrees 58' 12" W for a distance of 118.46'; Thence S 15 degrees 16' 47" W and leaving said approximate centerline of Davis Creek for a distance of 217.91'; Thence n 76 degrees 19' 08" W for a distance of 82.21' to the Easterly R.O.W. line of Shelby County Highway 205 and a curve to the right, having a radius of 235.00, and subtended by a chord bearing S 11 degrees 25' 33" E, and a chord distance of 133.41'; Thence along the arc of said curve and said R.O.W. line for a distance of 135.27'; Thence S 05 degrees 03' 49" W and along said R.O.W. line for a distance of 48.79' to a curve to the right, having a radius of 210.00', and subtended by a chord bearing S 14 degrees 30' 53" W, and a chord distance of 68.97'; Thence along the arc of said curve and said R.O.W. line for a distance of 69.28'; Thence S 64 degrees 45' 07" E and leaving said R.O.W. line for a distance of 105.69'; Thence N 83 degrees 05' 26" E for a distance of 291.06'; Thence S 77 degrees 06' 53" E for a distance of 235.24' to the Point of Beginning. Said parcel containing 3.50 acres.



20191126000439340 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/26/2019 10:06:25 AM FILED/CERT

PARCEL III: Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; Thence N 05 degrees 02' 41" W for a distance of 453.00"; Thence S 85 degrees 07' 19" W for a distance of 388.73'; Thence N 21 degrees 37' 16" W for a distance of 280.18' to the Southeasterly R.O.W. line of Shelby County Highway 205; Thence N 25 degrees 54' 12" E for a distance of 59.93' to the Northeasterly R.O.W. line of above said Highway 205 and the Point of Beginning; Thence N 03 degrees 53' 38" E and leaving said R.O.W. line for a distance of 296.66' to the Westerly R.O.W. line of above said Highway 205 and a curve to the right, having a radius of 215.00', and subtended by a chord bearing S 13 degrees 53' 19" E, and a chord distance of 139.66'; Thence along the arc of said curve and said R.O.W. line for a distance of 142.24'; Thence S 05 degrees 03' 49" W and along said R.O.W. line for a distance of 48.79' to a curve to the right, having a radius of 190.00', and subtended by a chord bearing S 23 degrees 49' 24" W, and a chord distance of 122.21'; Thence along the arc of said curve and said R.O.W. line for a distance of 124.42' to the Point of Beginning. Said parcel containing 0.21 acres.

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

Said legal description herein was taken from that certain survey performed by Rodney Shiflett, Reg. # 21784, under Job # 18537, on or about 07 March, 2019. This instrument was prepared without the benefit of a title search.

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 15 Day of April, 2019.



**Charles B. Killingsworth, Jr., as Executor of the
Estate of Charles B. Killingsworth, Sr., a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2018-679**

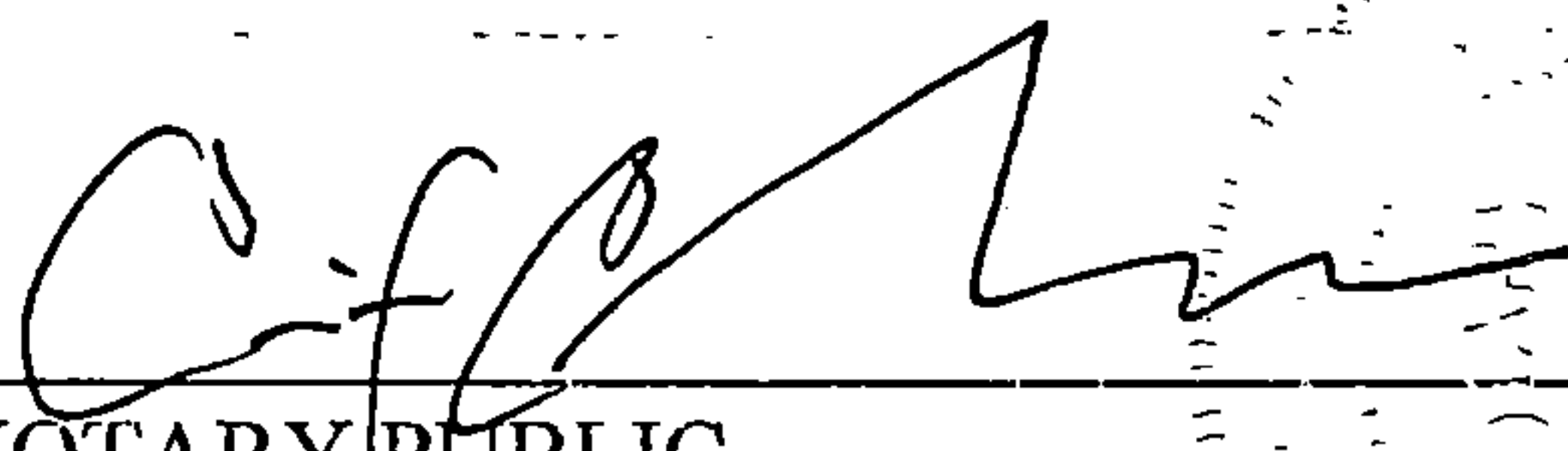


20191126000439340 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/26/2019 10:06:25 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Charles B. Killingsworth, Jr., as Executor of the Estate of Charles B. Killingsworth, Sr., 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.

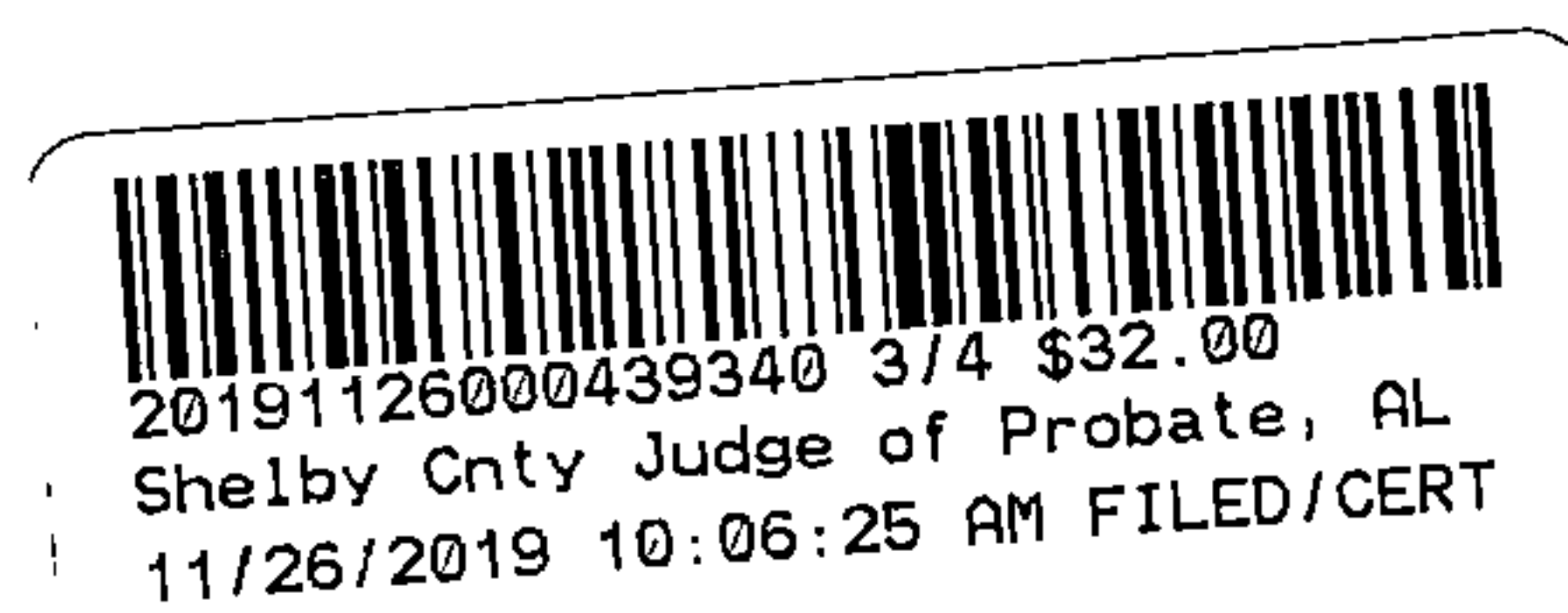
Given under my hand and official seal of office on this the 15 Day of April, 2019.



NOTARY PUBLIC
My Commission Expires: 3/18/2020

This Instrument Prepared By:

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



REAL ESTATE SALES VALIDATION FORM

Grantor's Name: Charles B. Killingsworth, Jr., Executor

Grantee's Name: Debbie Jo Killingsworth

Estate of Charles B. Killingsworth, Sr.

Mailing Address: 303 County Rd 143

Mailing Address: 1751 15th Avenue SW

Calera, Alabama 35040

Childersburg, AL 35044

Property Address: 202 Hwy 205

Date of Sale: April 15, 2019

Montevallo, AL 35115

Total Purchase Price: _____

or Actual Value: _____

or Assessor's Market Value: \$80,960

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: Property Record Card

_____ 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 of 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 the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

Date: November 8, 2019

Print: Barry D. Vaughn

_____ Unattested _____

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one



20191126000439340 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/26/2019 10:06:25 AM FILED/CERT