

This instrument prepared by:
Jennifer K. Wales, Esq.
Beddow, Erben & Bowen, P.A.
Suite 102-The Massey Building
2025 Third Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICES TO:
Margaret A. Disspain
P.O. Box 1026
Calera, Alabama 35040

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS SHE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ESTATE DEED

THIS ESTATE DEED, is executed and delivered on this 11th day of February, 2020 by the undersigned Personal Representative of the Estate of Judith S. Killingsworth, deceased (“Grantor”) (Shelby County, AL Probate Case No.: PR2016-000105), Laura S. Young, pursuant to the authority conveyed by the Last Will & Testament of Judith S. Killingsworth, to Margaret A. Disspain, a single woman, (“Grantee”).

WHEREAS, Laura S. Young, was duly qualified and appointed Personal Representatives of the Estate Of Judith S. Killingsworth, the 8th day of March 2016, and has continued in said capacity since that time; and

WHEREAS, the property described herein is co-owned by Grantor with the Grantee; and

WHEREAS, the Grantor’s interest in the property described herein was encumbered by a mortgage held by Regions Bank, as recorded in Shelby County, Alabama the 18th day of December 2007 (instrument no.: 20071218000568830); and

WHEREAS, the Estate of Judith S. Killingsworth was declared insolvent by the Shelby County Probate Court the 15th day of November 2017, and the creditor’s claim in the amount of \$13,145.30, filed by Regions Bank was denied by said Court the 16th day of July 2019; and

WHEREAS, Christi Brown, on behalf of Grantee, made payment in the amount of \$13,145.30 to Regions Bank, and Regions filed its Receipt, Release and Satisfaction with the Shelby County Probate Court the 8th day of January 2020, releasing the encumbrance and claim on property; and

WHEREAS, Grantee waived any and all claims, in whole and in part, against the Estate of Judith S. Killingsworth; and

WHEREAS, ITEM FIVE, of the Last Will and Testament of Judith S. Killingsworth provides as follows, in part:

I hereby constitute and appoint my beloved sister, Laura Lee Sample Young,
as Executrix...

It is my will and desire and I do hereby grant unto my Executor full power and authority to manage and control my estate, and to sell, exchange, lease for terms extending beyond the termination of the administration of my estate or otherwise, grant options, rent, assign, transfer, or otherwise dispose of all or any part of my estate, upon such terms as she may see fit...

NOW, THEREFORE, in consideration of the sum of THIRTEEN THOUSAND ONE HUNDRED FORTY FIVE & 30/100(\$13,145.30) DOLLARS, in hand paid by Christi Brown, on behalf of Grantee, to Regions Bank; and other good and valuable consideration by the Regions Bank and Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, all right, title and interest held by Grantor in the described real property (the "Property") situated in Shelby County, Alabama:

8944 Highway 31, Calera Alabama, 35040.

More fully described as:
Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East; thence run East along North line of said 1/4 1/4 Section a distance of 807.65 feet; thence right 49 degrees 39'12", 476.96'; thence left 2 degrees 38'41", 154.00'; thence left 90 degrees, 62.99' to

the R.O.W. of U.S. Highway #31; thence right 106 degrees 37'00", 43.20' along said R.O.W. to the point of beginning; thence continue in a straight line along said R.O.W. 96.00'; thence right 95 degrees 40'00", 130.00'; thence right 0 degrees 00'00", 157.00'; thence right 84 degrees 20'00", 96.00'; thence right 95 degrees 40'00", 287.00' to the point of beginning. Containing .63 acres, more or less.

The Property is conveyed subject to the following:

- 1. Ad valorem taxes due and payable for 2020, and for all subsequent years thereafter.
- 2. Any valid adverse title as to minerals, oil or mining rights, easements or rights of way, restrictions, reservations, rights-of-way, covenants running with the land; encroachments or other matters of record or defects shown by the survey of said property.

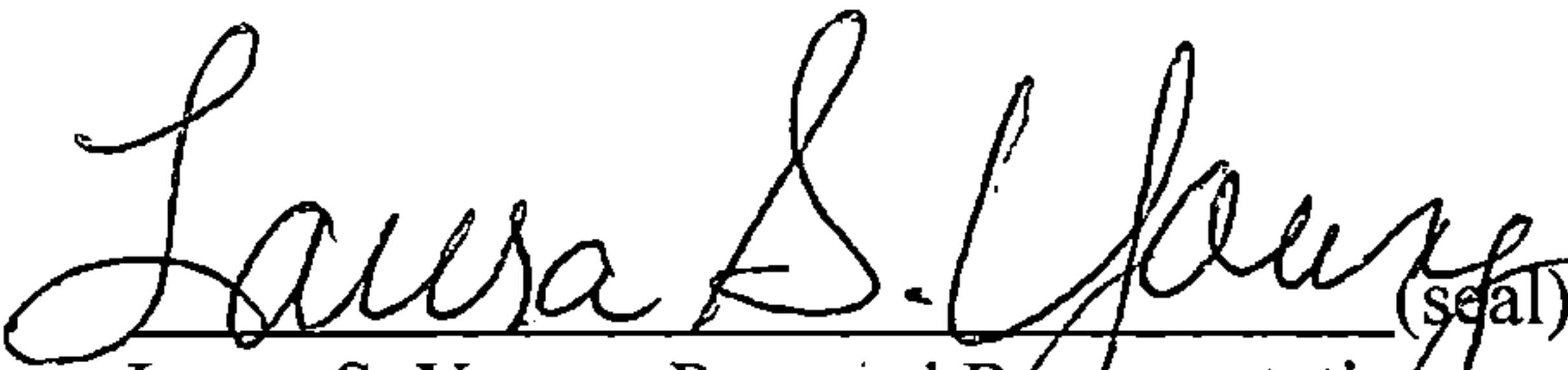
Laura Lee Sample Young and Laura S. Young are one in the same person.

The legal description was taken from the Administratrix's Deed from Instrument 20050622000311300, recorded with the Shelby County Probate Court the 22nd day of June 2005

TO HAVE AND TO HOLD unto the said Grantee, her respective heirs, executors, personal representatives and assigns, forever.

This Instrument is executed by the Personal Representatives in her representative capacity set out herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the personal representative in her individual capacity and the Personal Representative expressly limits her liability hereunder, to the property now or hereafter held by her in her representative capacity as the Personal Representatives.

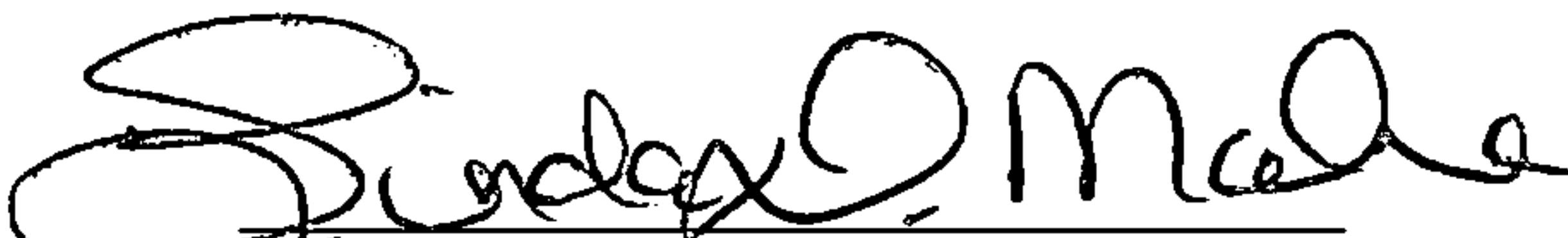
IN WITNESS WHEREOF, Grantor, acting as the Personal Representative of the Estate of Judith S. Killingsworth, has here set her hand and seal effective, as of the 11th day of FEBRUARY, 2020.

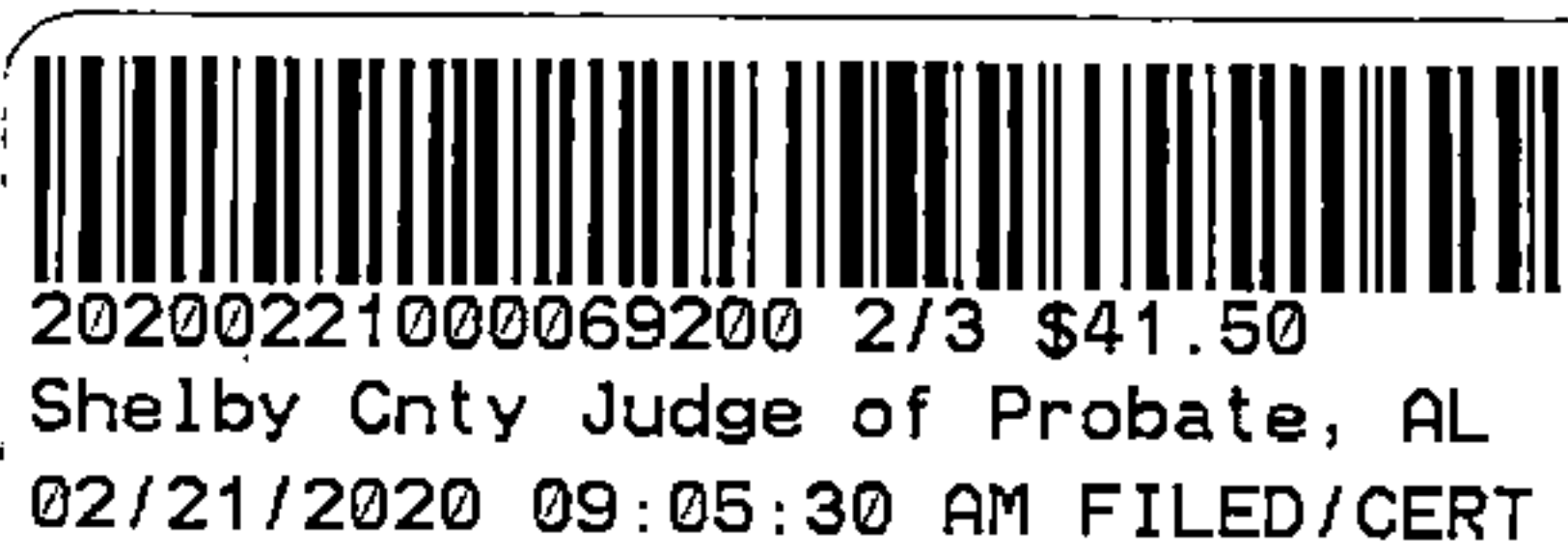
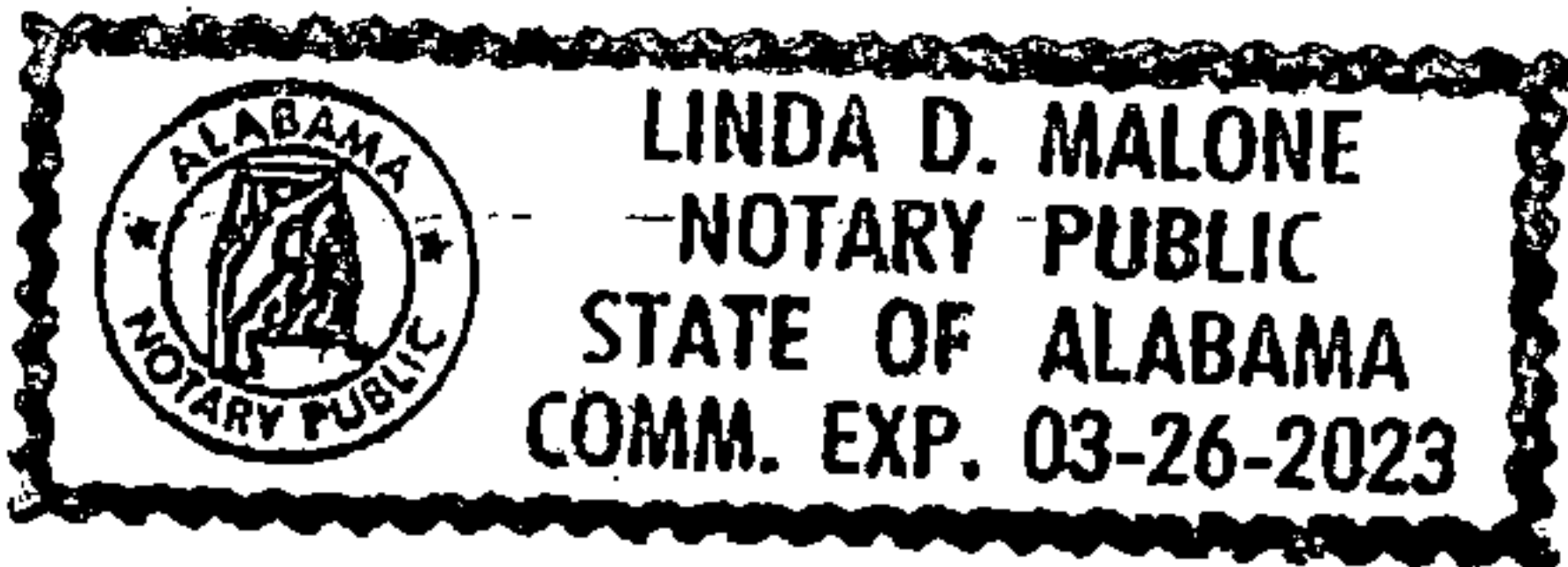

Laura S. Young, Personal Representative
Acting for the Estate of Judith S. Killingsworth

STATE OF ALABAMA)
COUNTY OF Mobile)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Young, as Personal Representative, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of February, 2020.


Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

ES of Judith Kellingsworth

Grantee's Name
Mailing Address

Margaret Dispain
Box 1026
Calera, AL 35040

Property Address

824 Hwy 31
Calera, AL 35040

Date of Sale

2/19/2020

Total Purchase Price \$

13,145.30

or

Actual Value

\$

or

Assessor's Market Value \$



20200221000069200 3/3 \$41.50
Shelby Cnty Judge of Probate, AL
02/21/2020 09:05:30 AM FILED/CERT

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 2/19/2020

Unattested

(verified by)

Print Margaret Dispain

Sign Margaret Dispain

(Grantor/Grantee/Owner/Agent) circle one