

This Instrument Prepared By:
I. Ripon Britton, Jr.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203

Send tax notice to:
I. Ripon Britton, Jr., Trustee
for the Arlene B. Burchfield
Testamentary Trust
1801 5th Avenue North, Suite 400
Birmingham, AL 35203

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELEBY COUNTY)

That in consideration of the terms of the Final Settlement of the Estate of Arlene B. Burchfield, deceased, the undersigned, Sanford D. Hatton, Jr., in his capacity as Personal Representative of the Estate of Arlene B. Burchfield, deceased, Shelby County, Probate Court Case PR-2017-000680 (the "*Grantor*"), with the general authority to execute conveyances conferred upon the Personal Representative, does grant, bargain, sell and convey unto the ARLENE B. BURCHFIELD TESTAMENTARY TRUST by and through I. Ripon Britton, Jr. Trustee, and his successors (hereinafter referred to as "*Grantee*"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the NE ¼ of NW ¼ of Section 30, Township 19 South, Range 1 East and more particularly described as follows: Commence at the NE corner of the above described NE ¼ NW ¼ and in a Westerly direction along the North line of said quarter-quarter run a distance of 51.14 feet to the West R/W of the Chelsea Game Preserve Road; thence continue along the same said course for a distance of 216.0 feet to the Point of Beginning; thence continue along the same said course for a distance of 134.0 feet; thence turn an angle of 107°00' to the left for a distance of 221.83 feet; thence in a Northeasterly direction along the arc of a curve having a radius of 437.33 feet with a central angle of 23° 17 ½ ' for a distance of 181.95 feet thence North 32°59' West for a distance of 173.24 feet to the point of beginning.

SUBJECT TO: Ad Valorem taxes due October 1, 2010, and thereafter.
Building and setback lines, restrictions, covenants and conditions of record.

The property is also known as 151 Hwy 471, Sterrett, Alabama

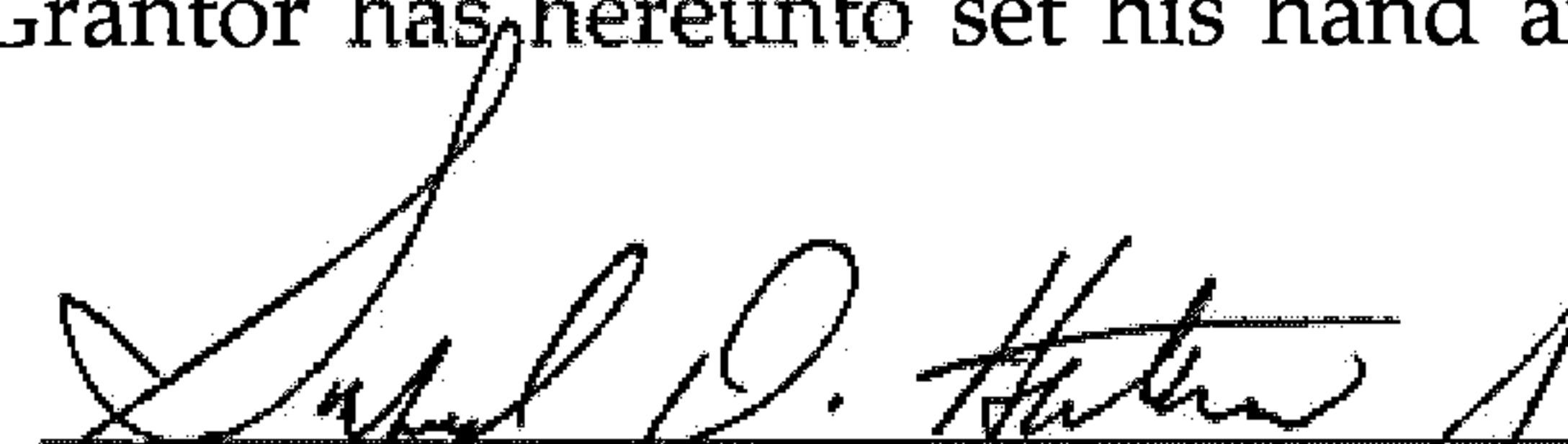
TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

The Grantor in his official capacity does hereby covenant with the Grantees and their successors and assigns, that the Grantor is lawfully seized in fee simple of the subject property; that the same is free from all encumbrances, except as aforesaid; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and my heirs, executors and administrators shall, warrant and defend the same to the Grantees and their heirs, successors and assigns, forever, against the lawful claims of all persons.

The above property does not constitute the homestead of the Grantor.

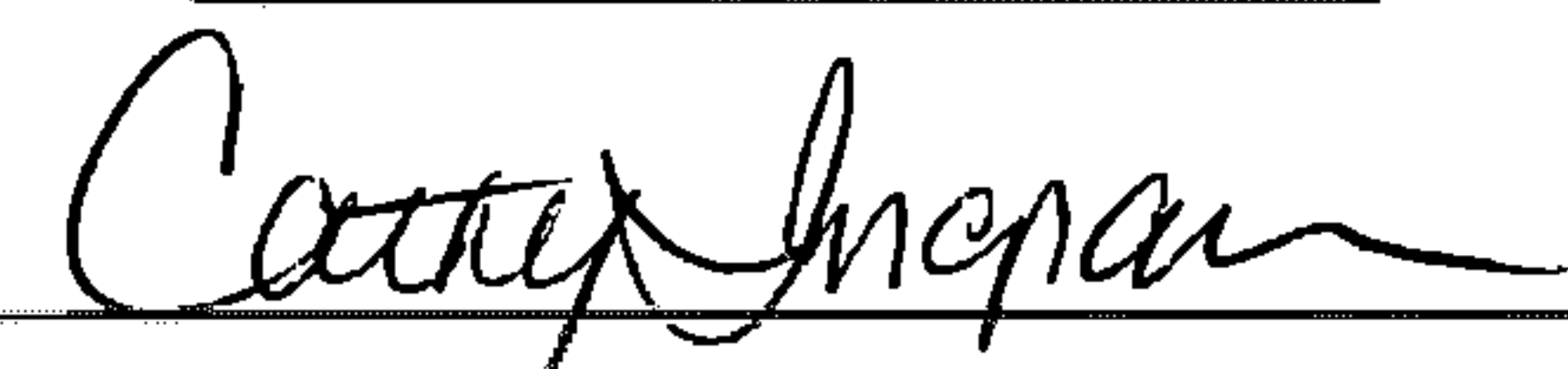
This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liabilities of the Grantor are expressly limited to his representative capacity named herein.

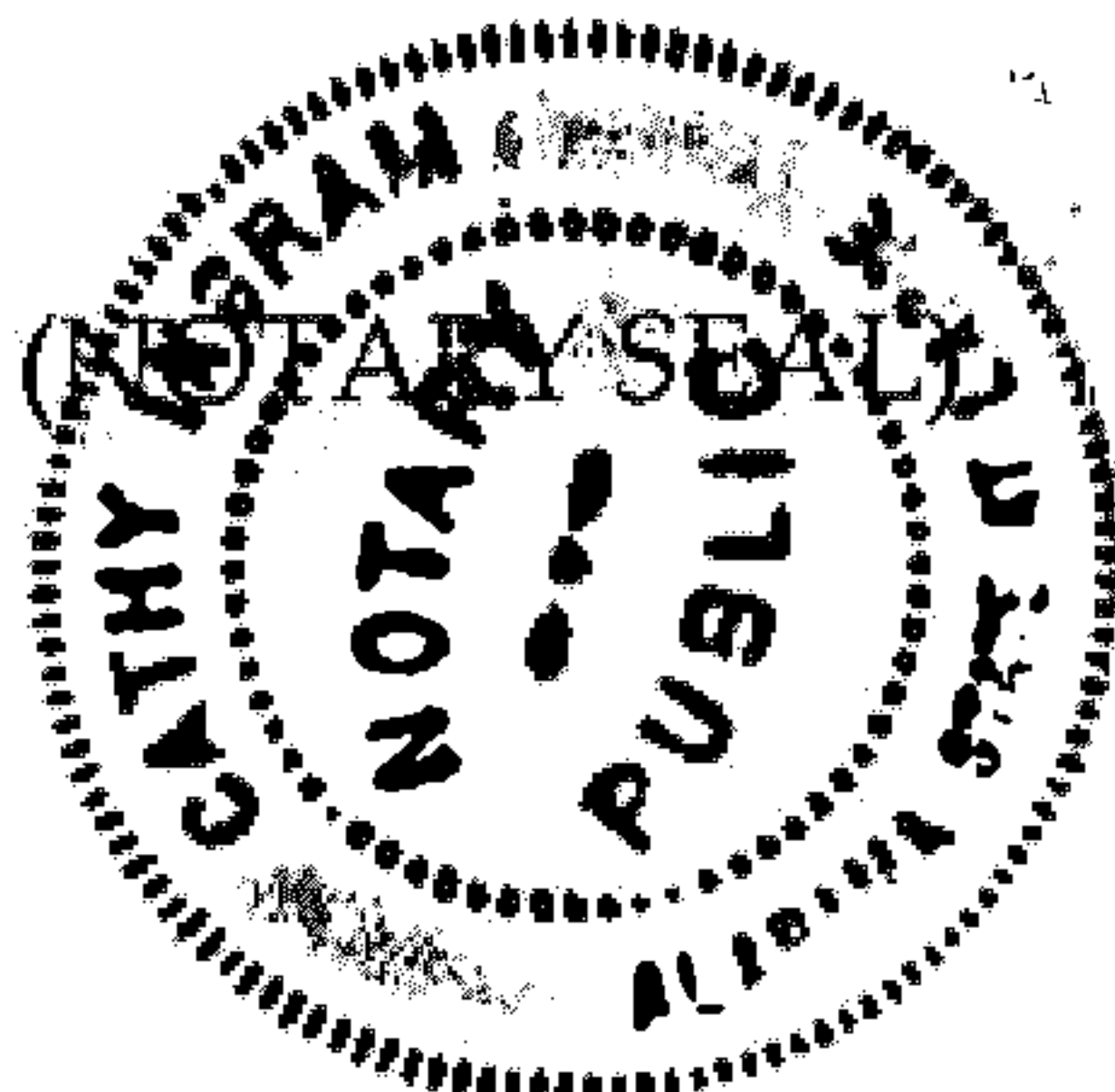
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 6th day of March, 2020.


Sanford D. Hatton, Jr., Personal Representative
of the Estate of Arlene B. Burchfield

I, the undersigned authority, a Notary Public in and for the State of Alabama hereby certify that SANFORD D. HATTON, JR., whose name as Personal Representative of the Estate of Arlene B. Burchfield, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on his information and belief, that the source of title recited herein is true and correct.

Given under my hand this 6th day of March, 2020.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 24, 2021





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2020 04:03:46 PM
\$29.00 CATHY
20200414000146030

20200414000146030 04/14/2020 04:03:46 PM DEEDS 3/3

Arlene B. Burchfield

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.
Mailing Address Personal Representative of the Estate
Arlene B. Burchfield
Post Office Box 976
Columbiana, AL 35051

Grantee's Name Arlene B. Burchfield Testamentary Trust
Mailing Address by and through I. Ripon Britton, Jr., Trustee
1801 5th Avenue North
Suite 400
Birmingham, AL 35203

Property Address 151 Hwy. 471
Sterrett, AL

Date of Sale March 6, 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 73,320⁰⁰

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 _____

Print I. Ripon Britton, Jr.

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one