



THIS INSTRUMENT IS EXECUTED PURUSANT TO THE AUTHORITY GRANTED BY THE LETTERS OF ADMINISTRATION ISSUED BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA TO GRANTOR ON NOVEMBER 18, 2019 IN CASE NUMBER PR-2019-000636. CONSEQUENTLY, THIS DEED IS EXECUTED FOR NOMINAL CONSIDERATION FOR THE PURPOSES OF PERFECTING TITLE TO REAL ESTATE AND IS EXEMPT FROM RECORDATION TAX PURSUANT TO ALABAMA CODE SECTION 40-22-1(b)(2)

TO HAVE AND TO HOLD, to the said Grantee and Grantee's heirs and assigns forever. I, the Grantor, do, for the Estate of James Ray Birdsong, Jr. and its heirs, executors, and administrators covenant with the said Grantee and Grantee's heirs and assigns, that the Estate is lawfully seized in fee simple as a tenant in common holding fifty percent (50%) interest of said premises; that they are free from all encumbrances unless otherwise noted herein; that the Estate has a good right to sell and convey the same and that the Estate's Personal Representative shall warrant and defend the same to the said Grantee and Grantee's heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I, JUDY ANNETTE HOOD, the Personal Representative for the Estate of James Ray Birdsong, Jr., have hereunto set my hand and seal this the 27<sup>th</sup> May day of May, 2020.

Judy Hood  
Judy Annette Hood, Personal Representative for  
The Estate of James Ray Birdsong, Jr.

WITNESSES:

Margaret Doss  
Signature of Witness #1

Margaret Doss  
Printed Name of Witness #1

Janna Wooten  
Signature of Witness #2

Jonna Wooten  
Printed Name of Witness #2

  
20200602000221810 2/5 \$132.50  
Shelby Cnty Judge of Probate, AL  
06/02/2020 02:39:46 PM FILED/CERT

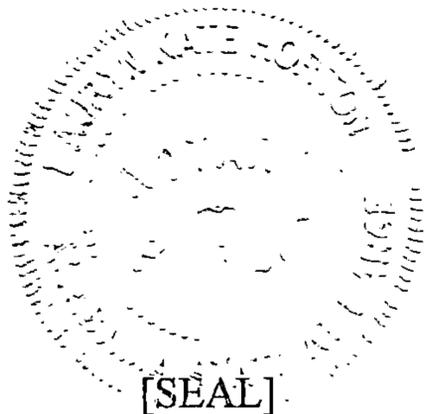
STATE OF ALABAMA §  
SHELBY COUNTY §

I, Lauryn Kate Horton, the undersigned, a Notary Public in and for said County and State, hereby certify that JUDY ANNETTE HOOD, whose name appears as the Personal Representative of the Estate of James Ray Birdsong, Jr., whose name 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, she in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the individual designated Witness #1, Margaret Doss, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that Judy Annette Hood, in her capacity as the Personal Representative of the Estate of James Ray Birdsong, Jr., the Grantor, voluntarily executed the same in their presence, and in the presence of the other subscribing witness, on the day the same bears date; that they attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed their name as a witness in this witness' presence.

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the individual designated Witness #2, Jonna Wooten, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that Judy Annette Hood, in her capacity as the Personal Representative of the Estate of James Ray Birdsong, Jr., the Grantor, voluntarily executed the same in their presence, and in the presence of the other subscribing witness, on the day the same bears date; that they attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed their name as a witness in this witness' presence.

Given under my hand and official seal this the 27<sup>th</sup> day of May, 2020



Lauryn Kate Horton  
Notary Public  
My commission expires: 11/16/2022

20200602000221810 3/5 \$132.50  
Shelby Cnty Judge of Probate, AL  
06/02/2020 02:39:46 PM FILED/CERT

## Exhibit A

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

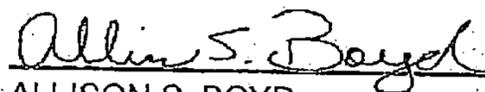
THE STATE OF ALABAMA  
COURT OF PROBATE

SHELBY COUNTY  
CASE NO. PR-2019-000636

### LETTERS OF ADMINISTRATION

Letters of Administration on the estate of **JAMES RAY BIRDSONG JR.**, are hereby granted to **JUDY ANNETTE HOOD**, who has duly qualified and given bond in the amount of \$345,565.00 as such Personal Representative(s), 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 authorized in transactions under Ala. Code, §43-2-843 (1975, as amended) subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

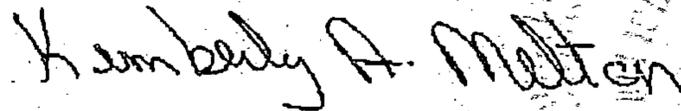
WITNESS my hand and dated this 18th day of November, 2019.



ALLISON S. BOYD  
JUDGE OF PROBATE

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the Letters of Administration issued in the above styled cause as appears of record in said court. I further certify that said letters are still in full force and effect.

WITNESS my hand and dated this 18th day of November, 2019.



CHIEF CLERK

  
20200602000221810 4/5 \$132.50  
Shelby Cnty Judge of Probate, AL  
06/02/2020 02:39:46 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Judy A Hood Administrator  
Mailing Address Of the Estate for  
James R. Birdsong Jr

Grantee's Name Amanda Ferguson  
Mailing Address 844 Whispering Creek Ave  
Freeport, AL 362  
32439

Property Address 3803 Hwy 25  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Shelby County, AL 06/02/2020  
State of Alabama  
Deed Tax: \$98.50

or  
Actual Value \$ \_\_\_\_\_

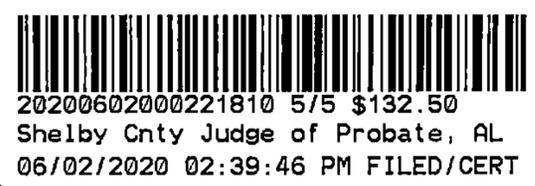
or  
Assessor's Market Value \$ 196,920.00

1/2 Value \$98,460.00

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 6/2/2020

Print Judy A. Hood

Unattested

Sign Judy A. Hood

(verified by)

(Grantor/Grantee/Owner/Agent) circle one