

Send tax notice to:
Judith Sasser and Robin Sasser
1801 Live Oak Drive
Longview, TX 75601

This Instrument Prepared By:
J. Kevin Webb, Esq.
1900 Providence Park; Suite 250
Birmingham, Alabama 35242

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF J. KEVIN WEBB BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Alabama's laws of descent and distribution, the undersigned Grantor, J. Kevin Webb, Esq., in his capacity as Personal Representative of the Estate of Roger Douglas Bates, deceased (the "Grantor"), with the general authority to execute conveyances conferred upon the Personal Representative under Title 43 of the Code of Alabama, as amended from time to time, does grant, bargain, sell and convey unto Judith Sasser and Robin Bates, as tenants in common, (hereinafter collectively referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW ¼ - NW ¼ of Section 18, Township 18 South, Range 1 East and more particularly described as follows: Commence at the Southwest corner of the above described NW ¼ - NW ¼ and in an Easterly direction along the South line of said ¼ - ¼ run a distance of 335.25 feet; thence 89 degrees 32 minutes 22 seconds left for 263.93 feet to the point of beginning: thence continue along the last named course for 263.93 feet: thence 89 degrees 32 minutes 22 seconds right for 335.25 feet thence 90 degrees 27 minutes 38 seconds right for 263.93 feet: thence 89 degrees 32 minutes 22 seconds right for 335.25 feet to the point of beginning.

Subject to:

1. Existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
2. Ad valorem taxes for the current tax year which Grantee herein assumes and agrees to pay.

Parcel IDs: 04 4 18 0 000 012.003 and 04 4 18 0 000 012.005

SOURCE OF TITLE: Instrument No. 20070112000020160

Tax assessor's value: \$85,090

TO HAVE AND TO HOLD to said Grantee, his successors and assigns forever.

The said decedent died intestate on November 4, 2019 and the estate administration proceedings were filed in the Probate Court of Shelby County, Alabama, Case No. PR-2019-000971 and said Court issued Letters of Administration to the Personal Representative on December 17, 2019. Decedent was not married and did not have any descendants at the time of his death. Per application of Alabama Code §43-8-42, Judith Sasser and Robin Bates are the heirs of the Estate of Roger Douglas Bates, deceased.

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 liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 22nd day of June, 2020.

J. Kevin Webb, Esq.
J. Kevin Webb, Esq., as Personal Representative of the Estate of Roger Douglas Bates, deceased

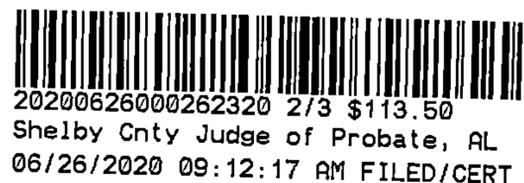
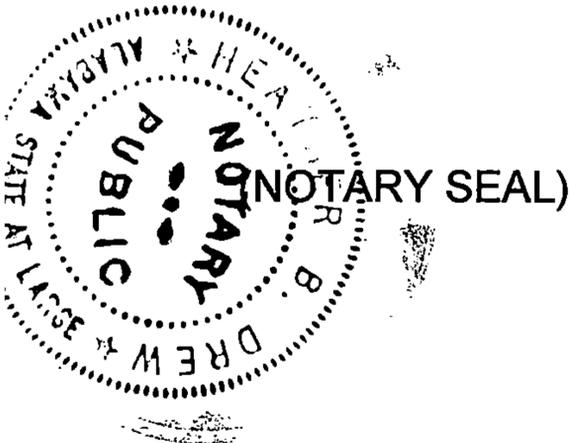
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that J. Kevin Webb, Esq., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Personal Representative and with authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of June, 2020.

Heather B. Drew
Notary Public

Heather B. Drew
Printed Name

My Commission Expires: Jan 26, 2022



Real Estate Sales Validation Form

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

Grantor's Name J. Kevin Webb, Esq. Pers. Rep.
Mailing Address 1900 Providence Park; Suite 250
Birmingham, AL 35242

Grantee's Name Robin Bates & Judith Sasser
Mailing Address c/o Robin Bates
1801 Live Oak Drive
Longview, TX 75601

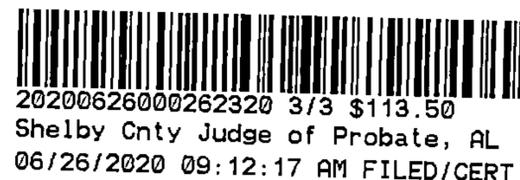
Property Address 375 Adams Road
Leeds, AL 35094

Date of Sale 06-22-2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 85,090

Shelby County, AL 06/26/2020
State of Alabama
Deed Tax: \$85.50

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 Property tax records



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 6-22-2020

Print J. Kevin Webb, Esq. Personal Representative

Unattested

(verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one