

PERSONAL REPRESENTATIVE DEED

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY.
NO REPRESENTATIONS CONCERNING THE ACCURACY OF THE LEGAL DESCRIPTION OR
TITLE ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY



20200818000357130 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/18/2020 10:26:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, I, **JULIA FROST WILSON**, as **Personal Representative of the Estate of DORA-GRACE F. SMITH**, deceased, by Letters Testamentary granted to her by Hon. Allison S. Boyd, Judge of Probate, Shelby County, Alabama on the 1st day of November, 2019, and as recorded in Case # PR-2019-000653 in the Office of the Probate Judge of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **JAMES FROST**, a married man (herein referred to as grantee, whether one or more), whose mailing address is, 110 Highway 222, Calera, Alabama 35040, all of the interest of **Dora-Grace F. Smith, deceased, as devised in the Will**, in and to the following described real estate, situated in Shelby County, Alabama to-wit:

The SW 1/4 of the SW 1/4 of the SW 1/4 of Section 13, Township 22 South, Range 3 West, being situated in Shelby County, Alabama; LESS AND EXCEPT the property heretofore conveyed to Edgar G. Frost and Norma W. Frost, situated within said 1/4-1/4-1/4 Section, pertaining to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 235, Page 197, being more particularly described as follows: Begin at the southwest corner of SW 1/4 of SW 1/4 of Section 13, Township 22, Range 3 West and run north 270 feet; thence east and parallel with the south line of said forty acres 240 feet; thence south and parallel with the west line of said forty acres 270 feet to the south line of said forty acres; thence west along said forty acre line 240 feet to the point of beginning (reference is hereby made to affidavit recorded in the Office of the Probate Judge, Shelby County, Alabama at Book 241, Page 497).

Together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is subject to taxes for the current year and subsequent years, and any easements, restrictions, reservations of record.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of

July, 2020.

Julia Frost Wilson
JULIA FROST WILSON

As Personal Representative of Estate of
DORA-GRACE F. SMITH, deceased.

STATE OF ALABAMA

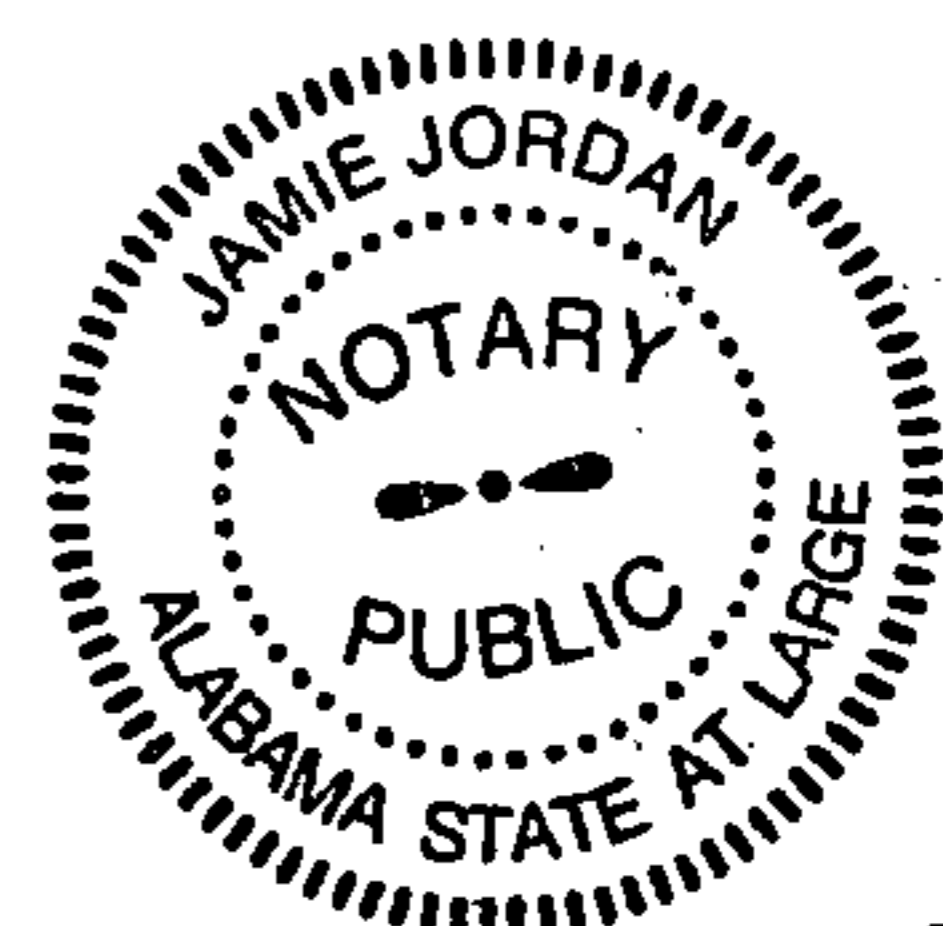
CALHOUN COUNTY

I, the undersigned authority in and for said County and State, hereby certify that **JULIA FROST WILSON, as Personal Representative of the Estate of DORA-GRACE F. SMITH, deceased**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of July, 2020.

Jamie Jordan
Notary Public

THIS INSTRUMENT PREPARED BY:
JAMIE JORDAN, ATTORNEY AT LAW
THE LAW OFFICES AT TEN OAKS, PC
POST OFFICE BOX 130
JACKSONVILLE, ALABAMA 36265
TEL.: (256) 435-5402



MY COMMISSION EXPIRES
OCTOBER 9, 2023



20200818000357130 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/18/2020 10:26:48 AM 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 Julia Frost Wilson, as Personal Representative
Mailing Address of the Estate of Dora-Grace F. Smith

Grantee's Name James Frost
Mailing Address 110 Highway 222
Calera, Alabama 35040

Property Address 264 Highway 222
Calera, Alabama 35040
Parcel No.: 27-6-13-0-000-007.002

Date of Sale 07/29/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 08/07/2020

Print Joseph M. Maloney

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

20200818000357130 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/18/2020 10:26:48 AM FILED/CERT

Form RT-1