

EXECUTOR'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that pursuant to those certain deeds recorded in the Probate Office of Shelby County, Alabama, at Book 295 Page 284 and Book 349 Page 311, wherein certain realty was conveyed to Clara Jean Sawyer, pursuant to the Last Will and Testament of Clara Sawyer, probated and recorded as Case Number PR-2018-000433 in the Probate Office for Shelby County, Alabama, **I, ROSIA DOWDELL, as Personal Representative of the Estate of Clara Sawyer, deceased**, (“Grantor”) do grant and convey unto **JENNIFER WILLIAMS, an unmarried woman, and JASON WILLIAMS, an unmarried man**, (“Grantee”), in fee simple, per stirpes, the following described real estate situated in Shelby County, Alabama, to-wit:

The following described property situated in the NW ¼ NW ¼ of Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Commence at the Point of Intersection of the South line of the above described NW ¼ NW ¼ with the west or westerly right-of-way line of the Old Birmingham to Montgomery Highway, Highway U.S #31, and run thence North 10 degrees 00 minutes West along the west or westerly right-of-way line of said Old Highway U.S. 31 for a distance of 70.0 feet to the Point of Beginning; thence continue North 10 degrees 00 minutes West along the last named course for a distance of 150.0 feet; thence run West for 210.0 feet; thence run South 10 degrees 00 minutes East for a distance of 150.0 feet to the North line of the Odessa Williams lot; thence run East along the North line of said Odessa Williams lot for 210.0 feet to the Point of Beginning.

Source of Title: Book 295 at Page 284

ALSO:

Commence at the NW corner of the SE ¼ of NW ¼, Section 12, Township 21 South, Range 3 West; thence easterly along said 1/4-1/4 line 449.60 feet; thence right 65 degrees 33 minutes and run 138.0 feet to the Point of Beginning; thence continue along last described course 84.0 feet; thence right 92 degrees 23 minutes 51 seconds and run 248.85 feet; thence

right 88 degrees 59 minutes 09 seconds and run 172.79 feet; thence right 113 degrees 04 minutes and run 239.56 feet; thence left 24 degrees 27 minutes and run 26.39 feet to the Point of Beginning.


Subject to easements, rights-of-way and restrictions of record, if any.

Source of Title: Book 349 at Page 311

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of August, 2020.

 (SEAL)
ROSIA DOWDELL, in her capacity as Personal Representative of the Estate of Clara Sawyer, deceased

STATE OF ALABAMA

COUNTY OF SHELBY

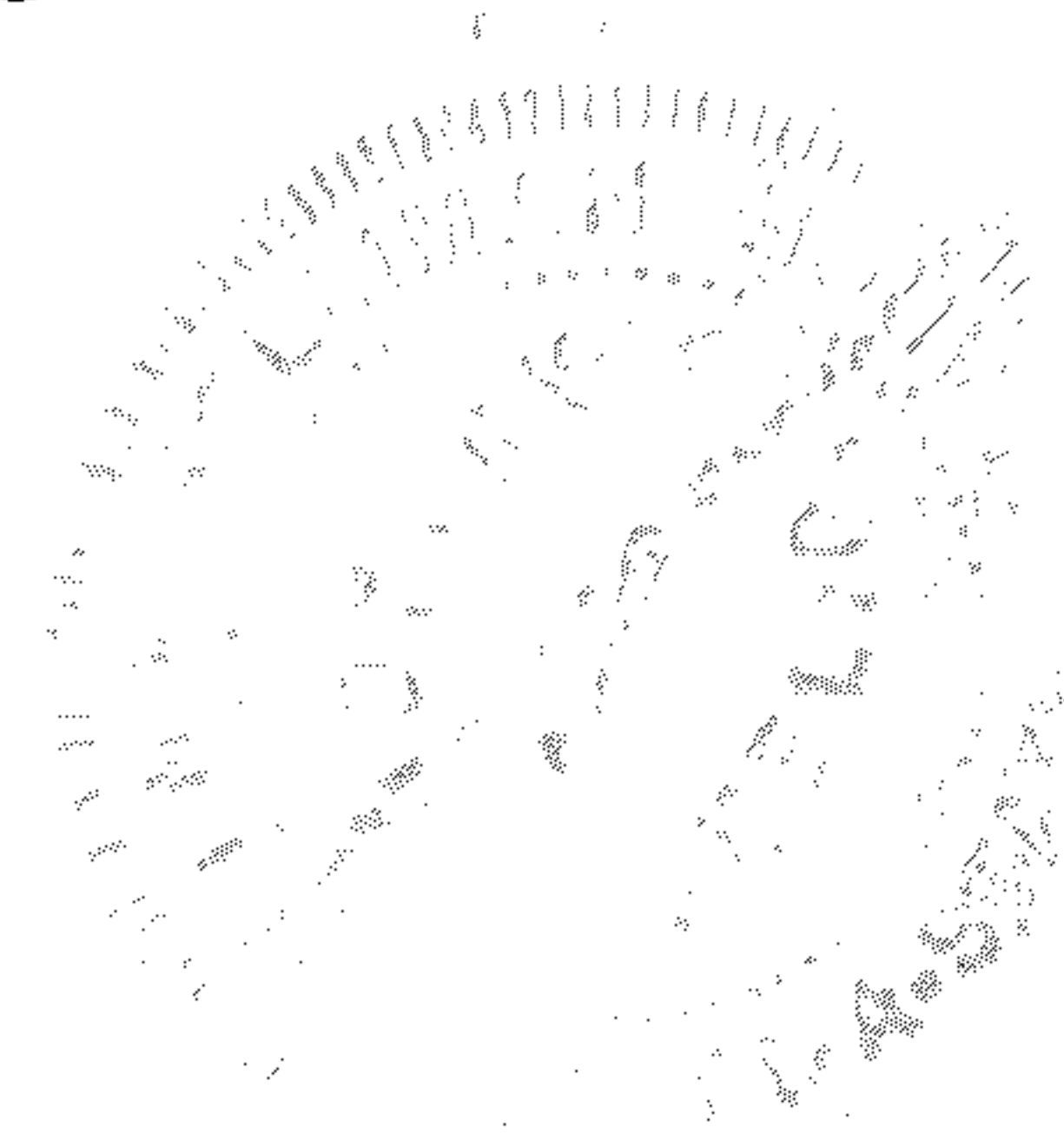
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rosia Dowdell, as Personal Representative of the Estate of Clara Sawyer, deceased**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2020.


Notary Public

THIS INSTRUMENT PREPARED BY:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

my comm expires:
08-28-2022



Real Estate Sales Validation Form

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

Grantor's Name Rosia Dowdell
Mailing Address PR, Est. of Clara Sawyer
PO Box 876
Alabaster, AL 35007

Grantee's Name Jennifer Williams
Mailing Address Jason Williams
PO Box 1117
Alabaster, AL 35007

Property Address 956 Old Hwy 31
23 1 12 0 000 020.001
23 1 12 0 000 023.003

Date of Sale 8/31/20
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$111,680

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 Appraisal
Sales Contract Other
Closing Statement

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 8/31/20

Print _____
Signature _____
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded
Official Public Records
d by) Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/18/2020 01:49:16 PM
\$29.00 JESSICA
20200918000420190

Form RT-1

Allen S. Bayl