

This Instrument Prepared By:

Marcus A. Jones, III
200 Title Building
300 North Richard Arrington Jr. Blvd.
Birmingham, Alabama 35203
(205) 252-1146

Send Tax Notice To:

Mr. Michael M. Fliegel
1690 Crossgate Drive
Vestavia, Alabama 35216

EXECUTOR DEED

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED, made and entered into the 28 day of July, 2020, by:

Michael M. Fliegel a/k/a Michael Morris Fliegel, as Personal Representative
of the Estate of **BILLIE FLIEGEL a/k/a BILLIE C. FLIEGEL**, deceased

(herein referred to as "GRANTOR"). Said estate having been probated in the Probate Court of Jefferson County, Alabama, bearing Case Number 19BHM02631,

RECITALS

1. **BILLIE FLIEGEL a/k/a BILLIE C. FLIEGEL**, (herein referred to as the "Decedent") died on November 14, 2019. Said Court issued Letters Testamentary to GRANTOR on December 3, 2019, authorizing him to act on behalf of the Estate of the Decedent. The case number of said Estate is 19BHM02631.
2. That pursuant to the decedent's Last Will and Testament, the real property shall be conveyed to Michael Morris Fliegel.
3. GRANTOR has determined that the real estate described herein and made subject of this conveyance shall be distributed to GRANTEE in satisfaction of said devise of the Decedent's residuary estate.

NOW, THEREFORE, in consideration of the premises, GRANTOR does grant, bargain, sell and convey unto:

MICHAEL M. FLIEGEL, a married man

(hereinafter referred to "GRANTEE") all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to a plat of Willow Island Subdivision, as recorded in Map Book 4, Page 73, in Probate Office of Shelby County, Alabama. Subject to rights acquired by Alabama Power Company by condemnation proceedings in the raising of Lay Lake.



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Shelby Cnty Judge of Probate, AL
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ALSO Lots 22, 23, 24, 25, 26, 27, 28 and 29, according to a plat of Willow Island Subdivision as recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2020 and subsequent years.

Subject to permits, easements, rights of ways and roadways of record.

ALSO conveyed hereby is the boathouse owned by the grantors herein, but which is not located on the above described property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

This instrument is executed by the GRANTOR solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the GRANTOR in its respective individual capacity, and the GRANTOR expressly limits its liability in the representative capacity named.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance by setting his signature, this the 28 day of July, 2020.

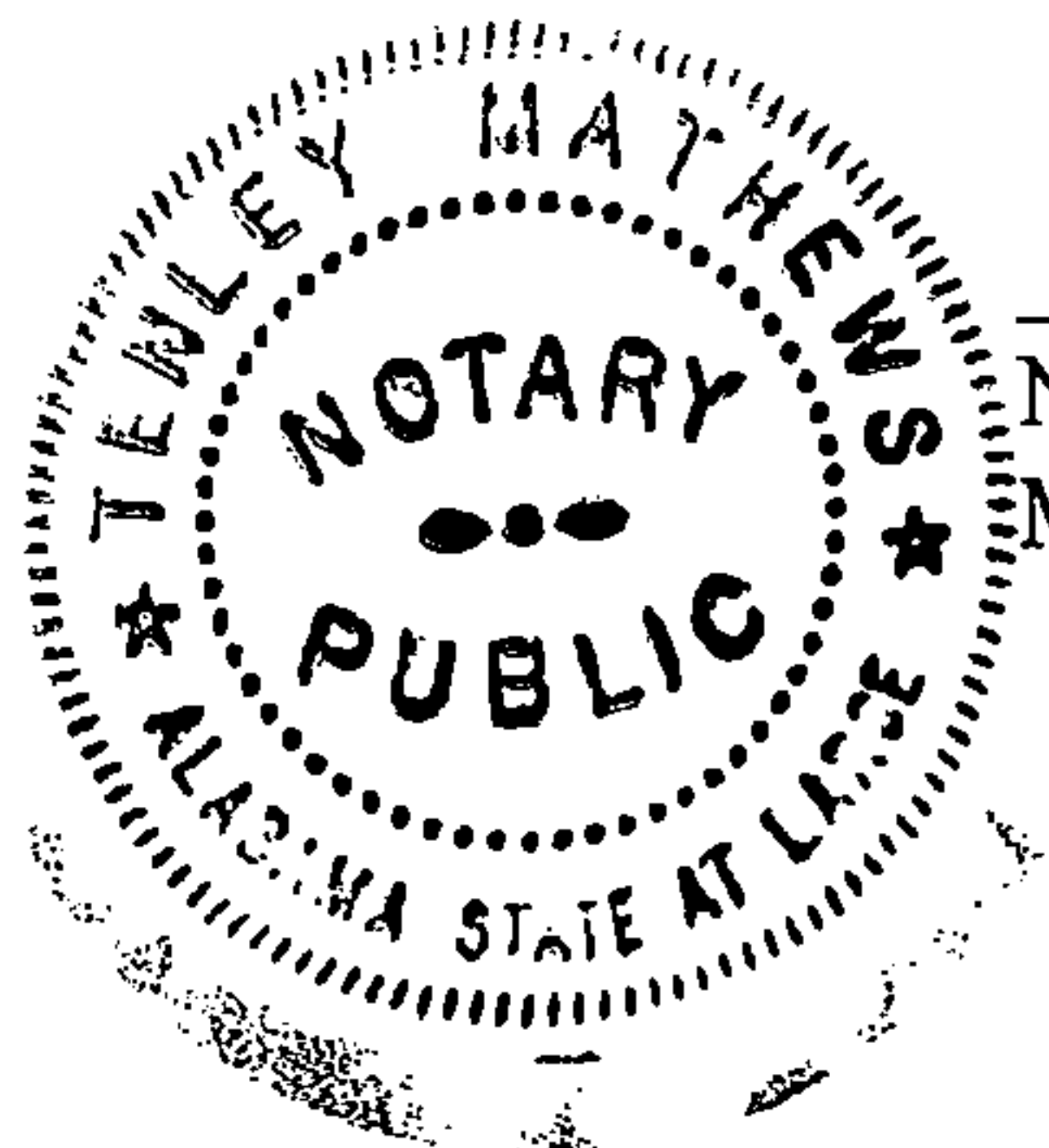
**THE ESTATE OF BILLIE FLIEGEL a/k/a
BILLIE C. FLIEGEL**

BY: Michael M. Fliegel
Michael M. Fliegel, as Personal Representative of
the Estate of Billie Fliegel a/k/a Billie C. Fliegel

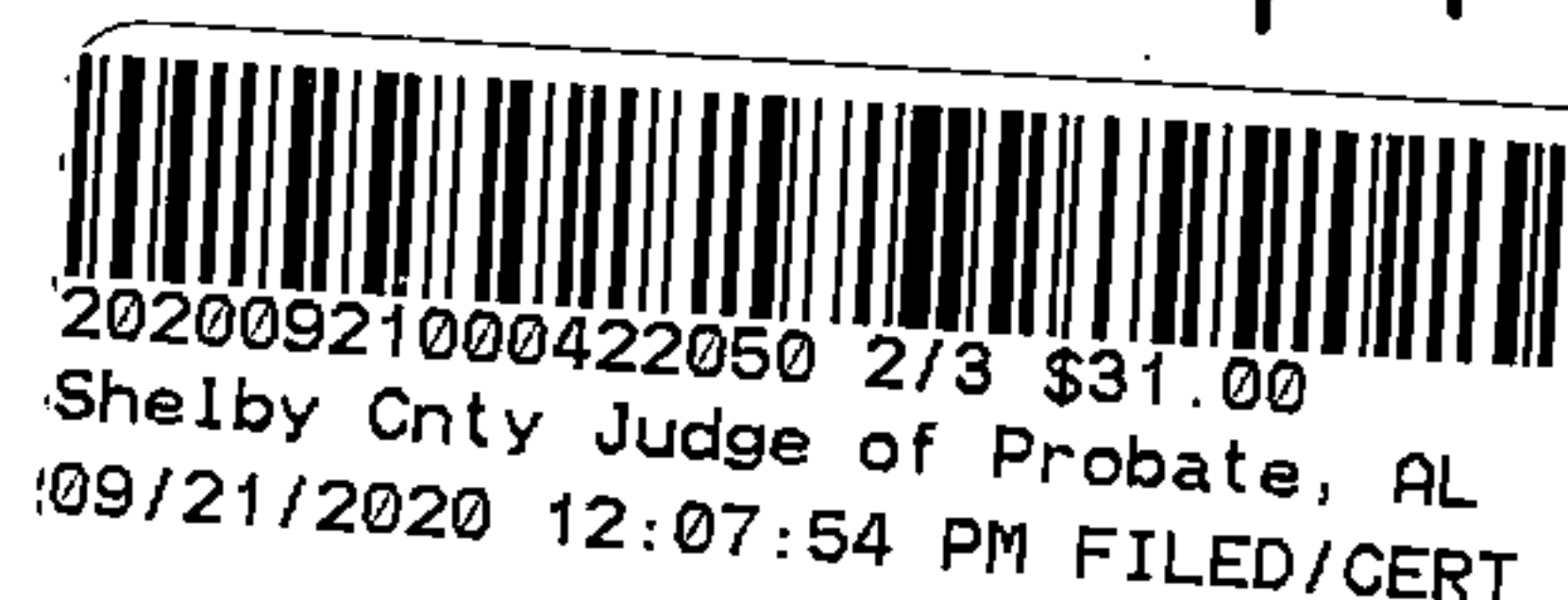
STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Michael M. Fliegel**, as Personal Representative of the Estate of Billie Fliegel a/k/a Billie C. Fliegel, deceased, whose name is signed to the foregoing, and who is know to me, acknowledged before me on this date, that being informed of the foregoing, in his fiduciary capacity, executes the same voluntarily on the day same bears date.

Given under my hand and seal this 28 day of July, 2020.



Jenley Mathews
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/17/2020



Real Estate Sales Validation Form

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

Grantor's Name Michael M. Fliegel as Personal Rep. of Grantee's Name Michael M. Fliegel
Mailing Address The estate of Billie Fliegel Mailing Address 1690 Crossgate Drive
Vestavia, AL 35216

Property Address Raw land in Shelby Co. Date of Sale 1/28/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 28,080.00

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 Tax Assessor

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 9/16/2020

Print Marcus A. Jones

☐ Unattested

Sign MARCUS A. JONES

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200921000422050 3/3 \$31.00
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