

STATE OF ALABAMA )

SHELBY COUNTY )

Send Tax Notices To:  
Richard V. Nivens  
707 Anchors Street  
Fort Walton Beach, FL 32548

**EXECUTOR DEED**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned as the duly appointed Personal Representative of the Estate of James Leonard McGaughy (the Decedent) who died testate on May 10, 2020 and whose Last Will and Testament was admitted to Probate by the Probate Court of Jefferson County, Alabama, Case No. 20BHM01675 (GRANTOR) pursuant to the powers granted both by said Will and under Section 35-4-320 of the Alabama Code (1975), and in consideration of the payment of Ten and no/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, does this day grant, bargain, sell and convey unto Richard V. Nivens, a married man, (GRANTEE), all of the Decedent's right, title, and interest to the following parcel of land lying in Shelby County, Alabama and more particularly described as follows: (pursuant to Last Will and Testament)

Parcel 1

The SW ¼ of the SE ¼, Section 27, Township 19, Range 2 East.

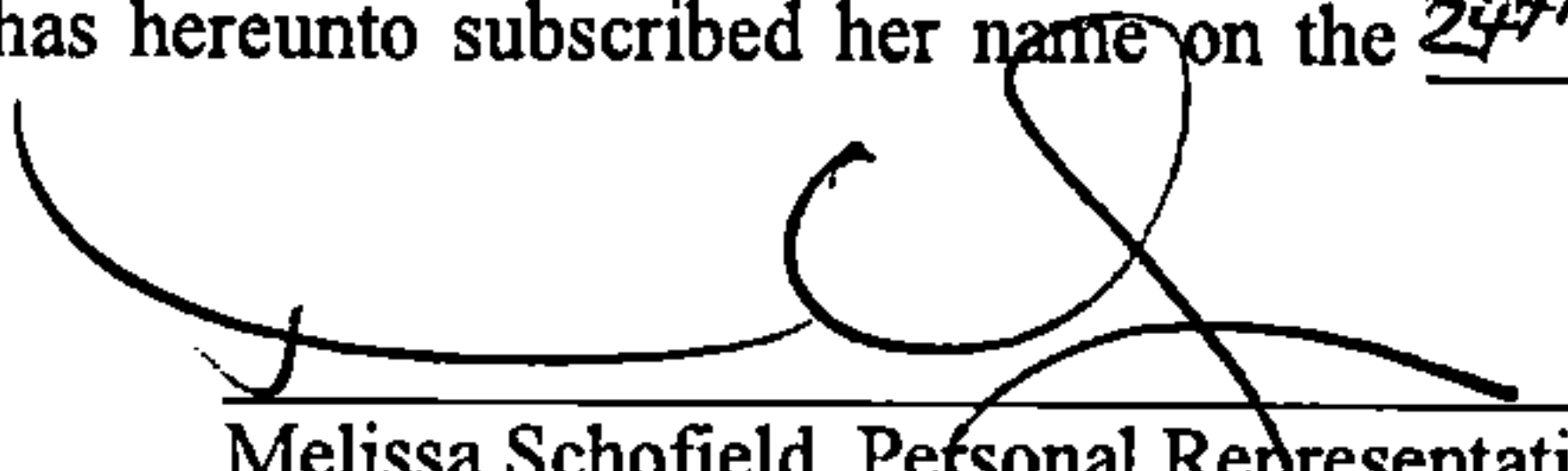
Parcel 2

A tract of land situated in the NW ¼ of SE ¼ Section 27, Township 19, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said forty; thence East along the South line of said forty 375 feet; thence North and parallel with the West line of said forty, 177 feet, more or less, to the South right of way line of new paved road known as Glaze Ferry Road; thence in a Southwesterly direction along the South right of way line of said road, 386 feet, more or less, to its point of intersection with the West line of said forty; thence South along the West line of said forty 72 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

**TITLE NOT CHECKED BY PREPARER**

To Have and to Hold the said tract or parcel of land unto the said GRANTEE, his heirs and assigns, in fee simple forever. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition by the Grantor.

IN WITNESS WHEREOF, the undersigned as Personal Representative under the Last Will and Estate of James Leonard McGaughy, deceased, has hereunto subscribed her name on the 24<sup>th</sup> day of September, 2020.

  
Melissa Schofield, Personal Representative of  
the Will and Estate of James Leonard  
McGaughy, Deceased.

STATE OF FLORIDA )

OKALOOSA COUNTY )

SS

**General Acknowledgment**

I, Kasey Troutman, a Notary Public in and for said County in said State, hereby certify that Melissa Schofield, as Personal Representative of the Will and Estate of James Leonard McGaughy, Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day and being informed of the contents of the conveyance, she, in her capacity as such Personal Representative executed the same voluntarily on the date the same bears.

  
Notary Public  
My Commission Expires: Oct 11 2021

This Document Prepared By:  
Patricia Y. Comer, Esquire  
COMER & UPSHAW, LLP  
Attorneys at Law  
2107 Second Avenue North  
Birmingham, AL 35203  
(205) 250-7670

Property Address: 280 Hwy 62, Harpersville, AL 35078  
2020 Tax Assessed Value: \$168,550.00

