



20201117000525590 1/4 \$71.50
Shelby Cnty Judge of Probate, AL
11/17/2020 01:32:37 PM FILED/CERT

ADMINISTRATORS DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, that by a Decree dated the 9th day of May, 2019, rendered by the Probate Court of Shelby County, Alabama, in the case of The Estate of Joel Knox Hamilton, deceased Case No: PR 2019 - 00258, I, Betty Hamilton Brock, as Administrator of the Estate of Joel Knox Hamilton, deceased was authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of Ten Dollars in hand paid by Kevin Wayne Hamilton and Seth David Hamilton, and in conformity with and pursuant to the authority of said Decree, I, Betty Hamilton Brock, as Administrator of the Estate of Joel Knox Hamilton, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Kevin Wayne Hamilton, an unmarried competent adult male and to Seth David Hamilton, an unmarried minor male, as joint tenants with a right of survivorship, all of the right, title, interest of the Estate of Joel Knox Hamilton, deceased, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

[See Legal Description on Attached Exhibit].

NO TITLE OPINION WAS REQUESTED AND NONE WAS GIVEN.
Subject to any easements and encumbrances and liens of record.
Subject to any property taxes that may be in arrears.

Prior Deed Reference: That deed filed and recorded in the Probate Court of Shelby County, Alabama as Instrument Number 20030037901000000.

The drafter of this instrument acted as a scrivener only and no representation is made regarding chain of title or the accuracy of the description contained herein.

TO HAVE AND TO HOLD said property unto the said, Kevin Wayne Hamilton and Seth David Hamilton as joint tenants with the right of survivorship.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this
13th day of November, 2020, at
Chelva Alabama.

Estate of Joel Knox Hamilton, deceased.

By: Betty Hamilton Brock

Betty Hamilton Brock,
Administrator

STATE OF ALABAMA
COUNTY OF Shelby

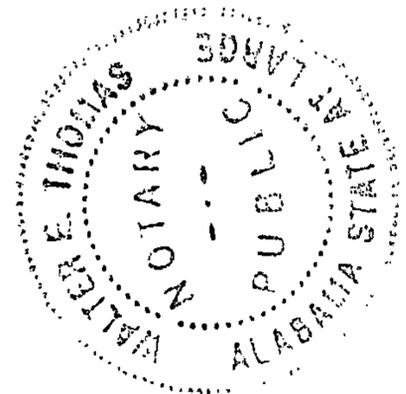
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) ACKNOWLEDGEMENT
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I, Walter E Thomas, a Notary Public in and for said County in said State, hereby certify that Betty Hamilton Brock whose name is signed to the foregoing deed as Administrator of the Estate of Joel Knox Hamilton, a deceased and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that she executed the same voluntarily, pursuant to the authority and direction of the Probate [Court of Shelby County, Alabama, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this
13th day of November, 2020.

Walter E Thomas

Notary Public
My Commission Expires 5/28/24



THIS INSTRUMENT PREPARED BY:
John Martin Eades, Jr., Esq.
1305 10th Avenue, Suite A
Calera, Alabama 35040



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Exhibit A

A parcel of land containing 2.56 acres in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 8,
Thence run South long the West section line 908.55 feet,
Thence turn left 91 deg. 20 min. 12 sec. and run east 828.69 feet to the point of beginning;
Thence turn left 89 deg. 25 min. 00 sec. and run north 227.55 feet,
Thence turn right 88 deg. 59 min. 41 sec. and run east 491.04 feet to a point on the east $\frac{1}{4}$ -
 $\frac{1}{4}$ line,
Thence turn right 92 deg. 16 min. 42 sec and run south along the east $\frac{1}{4}$ - $\frac{1}{4}$ line 228.69
feet,
Thence turn right 87 deg. 50 min. 20 sec. and run west 485.94 feet to the point of beginning.

ALSO; There exists a 20 foot easement along the west line of the above described for
ingress, egress and utilities

NO TITLE OPINION REQUESTED AND NONE GIVEN.

Prior Deed Reference: Recorded Card

The drafter of this instrument acted as a scrivener only and
no representation is made regarding chain of title or the
accuracy of the description contained herein.



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Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF JOEL KNOX HAMILTON
Mailing Address PR 2018 000258
552 GRIFFIN RD (DECEASED)
CHELSEA, AL 35043

Grantee's Name KEVIN W. HAMILTON
Mailing Address 552 GRIFFIN RD
CHELSEA AL 35043

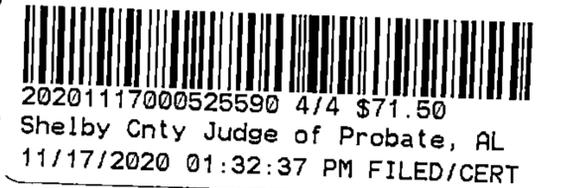
Property Address 115 THOMPSON DR
CHELSEA AL 35043

Date of Sale 11-17-2020
Total Purchase Price \$ 0
or
Actual Value \$ 40,090
or
Assessor's Market Value \$ 40,090

Shelby County, AL 11/17/2020
State of Alabama
Deed Tax: \$40.50

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



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 11-17-20

Print BETTY HAMILTON BROCK, ADM. OF ESTATE

Unattested (verified by)

Sign Betty Hamilton Brock (Grantor/Grantee/Owner/Agent) circle one