

# 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**

**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 (a/k/a DORA GRACE FROST SMITH)**, deceased, by Letters Testamentary granted to her by Hon. Allison S. Boyd, Judge of Probate, Shelby County, Alabama on the 1<sup>st</sup> 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:

An undivided interest in the N 1/2 of the SE 1/4 and the E 1/2 of the SW 1/4 of Section 36, Township 20 South, Range 2 West.

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.



20201230000599950 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/30/2020 10:02:46 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29<sup>th</sup> day of July, 2020.

Julia Frost Wilson  
JULIA FROST WILSON  
As Personal Representative of Estate of  
DORA-GRACE F. SMITH (a/k/a DORA  
GRACE FROST SMITH), deceased.

STATE OF ALABAMA

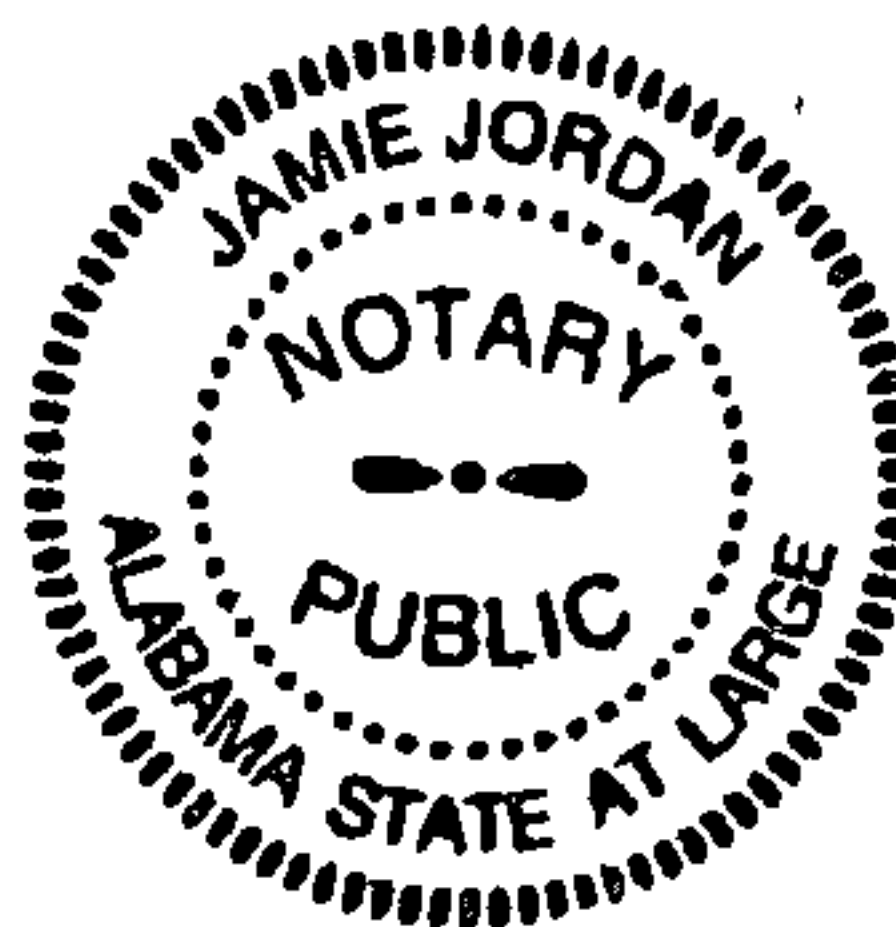
CALHOUN COUNTY

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 (a/k/a DORA GRACE FROST 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 29<sup>th</sup> 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



20201230000599950 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
12/30/2020 10:02:46 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 225 Highway 222  
Calera, Alabama 35040  
Parcel No.: 14-7-36-0-000-022.000

Date of Sale 11/19/2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 874,830

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 Assessment

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 11/19/2020

Print Jamie Jordan

Unattested

Sign Jamie Jordan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Attorney Form RT-1



20201230000599950 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
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