

EXECUTOR'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that pursuant to that certain deed recorded in the Probate Office of Shelby County, Alabama, at Deed Book 369 Page 918, wherein certain realty was conveyed to Benjamin Blount Peete, Sr. and Elizabeth R. Peete, pursuant to the Last Will and Testament of Elizabeth R. Peete, probated and recorded as Case Number PR-2019-000009 in the Probate Office for Shelby County, Alabama, I, **HUBERT THOMAS PEETE, as Personal Representative of the Estate of Elizabeth R. Peete, deceased, ("Grantor")** do grant and convey unto **BENJAMIN B. PEETE, JR., a married man, GEORGE ROBERT PEETE, a married man, and HUBERT THOMAS PEETE, a married man, ("Grantee")**, in fee simple, per stirpes, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence North 89 degrees 15 minutes 01 seconds West along the South line of said Section 5 a distance of 1,238.64 feet to a point on the Easterly right of way line of the Southern Railroad right of way; thence run North 25 degrees 28 minutes 22 seconds East along said right of way line a distance of 1,119.58 feet to the point of beginning located at an existing fence corner; thence continue along last described course and along said railroad right of way line a distance of 400.28 feet to the P. C. (Beginning point of a railroad curve) of a curve to the left having a central angle of 38 degrees, 11 minutes, 47 seconds and an arc distance of 1,145.31 feet; thence continue along the arc of said curve an arc distance of 1,145.31 feet to the P. T. of said curve; thence run North 12 degrees 43 minutes 25 seconds West along said same railroad right of way a distance of 144.88 feet to a point on the South right of way line of Shelby County Road No. 221 thence run South 88 degrees 35 minutes 35 seconds East along said right of way line a distance of 650.37 feet to a point representing the Northwest corner of a church lot; thence run South 1 degree 19 minutes 55 seconds West along said church Westerly line a distance of 210.0 feet to a point; thence run South 88 degrees 21 minutes 53 seconds East along the South line of said Church property a distance of 210.0 feet to a point on an existing fence line; thence run South 1 degree 14 minutes 12 seconds East along said fence a distance of

1.074.97 feet to a point on an existing fence corner; thence run North 88 degrees 24 minutes 21 seconds West a distance of 9.63 feet to a fence corner; thence run North 0 degrees 56 minutes 34 seconds West along said fence a distance of 10.49 feet to a fence corner; thence run South 89 degrees 38 minutes 44 seconds West along an existing fence a distance of 439.78 feet to a point set at an existing fence corner; thence run South 0 degrees 04 minutes 09 seconds East along an existing fence a distance of 330.89 feet to a fence corner; thence run North 89 degrees 12 minutes 54 seconds West along an existing fence line a distance of 694.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, an access easement for ingress, egress and any other uses of transport of utility services or structures described as follows: A thirty foot (30) wide strip of land along, South of, parallel and contiguous with the North line of Parcel No. 1 from the Westerly right of way line of Shelby County Road No. 15 to the Easterly property line of Parcel No. 3 as set out on Survey of Joseph E. Conn, Jr., dated July 6, 1988.
Subject to rights of other to use the above described easement.

Source of Title: Book 369 at page 918

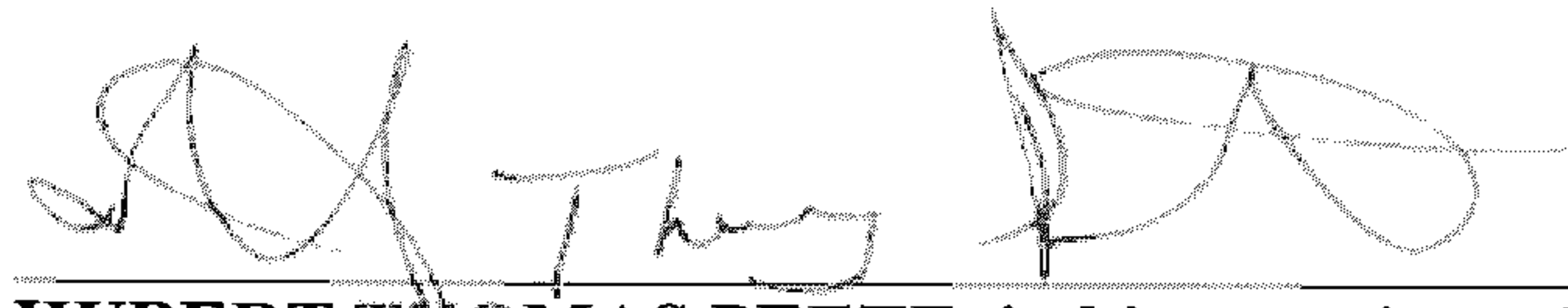
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

NOTE: The deed recorded in 369/918 was conveyed to Benjamin Blount Peete, Sr. and Elizabeth R. Peete as joint tenants with right of survivorship. Benjamin Blount Peete, Sr. died on December 15, 2009, predeceasing Elizabeth R. Peete who died November 3, 2017.

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 33rd day of

July, 2020.

 (SEAL)
HUBERT THOMAS PEETE, in his capacity as Personal Representative of the Estate of Elizabeth R. Peete, deceased

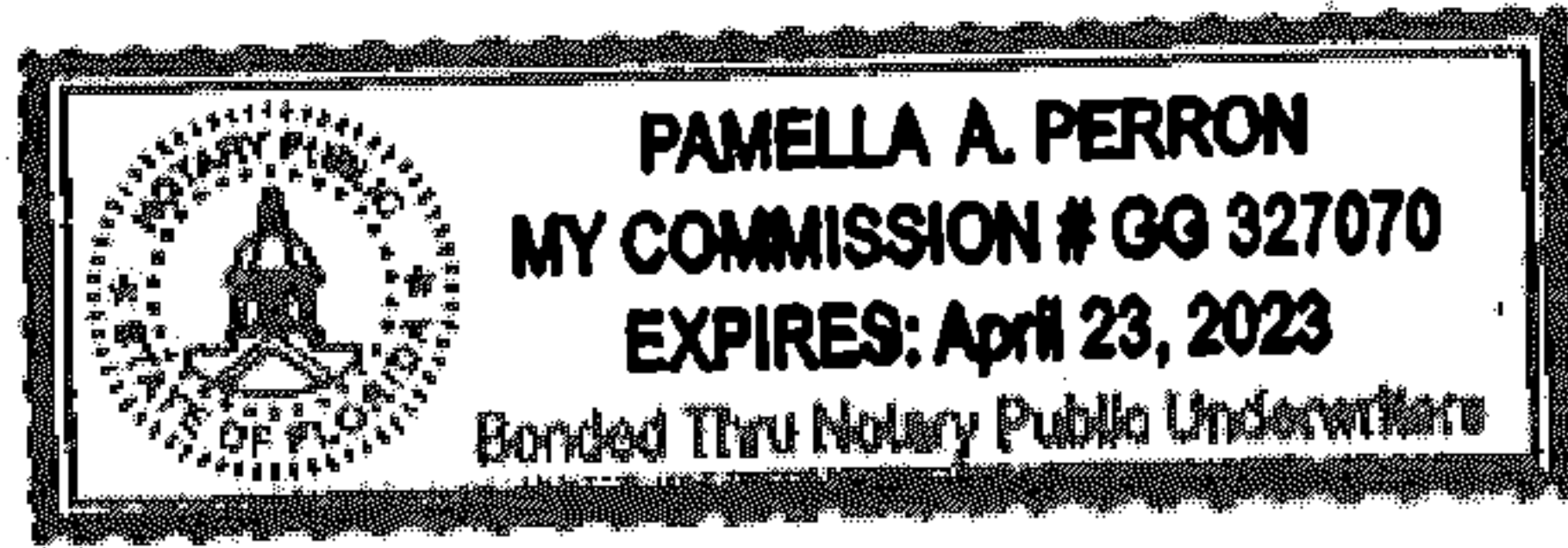
STATE OF FLORIDA

COUNTY OF Escambia

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hubert Thomas Peete, as Personal Representative of the Estate of**

Elizabeth R. Peete, 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, he, as such Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2020.



Pamella A. Perron
Notary Public

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

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 Elizabeth R. Peete
 Mailing Address 2541 Salem Road
 Montevallo, AL 35115

Grantee's Name Benjamin Peete, Jr, 116 Blue Spring Place, Alabaster, AL 35007
 Mailing Address George Robert Peete, 115 Grey Hill Drive, Montevallo, AL 35115
 Hubert Thomas Peete, 100 South H Street, Pensacola, FL 32502

Property Address 27-2-04-0-003-011.000
 27-3-05-0-002-002.000

Date of Sale 2/1/2021

Total Purchase Price \$ No deed tax

or

Actual Value \$

or

Assessor's Market Value \$ 219,280



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/18/2021 03:54:12 PM
 \$33.00 CHARITY
 20210218000084040

Allen S. Bayl

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 No deed tax. Distribution through LW&T of Elizabeth R. Peete

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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1