

Send Tax Notice to:

Mickey Lane Gay
32 Dogwood Drive
Calera, AL 35040

Marty Duane Gay
351 19th Street
Calera, AL 35040

ESTATE--EXECUTOR'S DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to us by **GRANTEES MICKEY LANE GAY and MARTY DUANE GAY**, the receipt and sufficiency whereof is acknowledged, the undersigned **GRANTORS MICKEY LANE GAY and MARTY DUANE GAY**, both of whom are married men¹ and next-of-kin of **RICHARD LARRY GAY**, deceased, and each conveying individually and/or as Personal Representative of the **ESTATE OF RICHARD LARRY GAY, DECEASED**, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees in fee simple, as tenants in common and in accordance with (or pursuant to) the instructions of the Deceased in his Last Will and Testament, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the NW corner of Section 1, Township 24 North, Range 13 East, thence run North 3° 30' West, a distance of 1308.98 feet; thence turn an angle of 93° 29' to the right and run a distance of 195.00 feet to a point on the East right of way line of Interstate Highway No. 65 and the North line of a Gravel Street, which point is on a water line, thence turn an angle of 87° 48' 12" to the right and run along said right of way line a distance of 30.00 feet to the point of beginning, thence continue in the same direction along said right of way line a distance of 250.00 feet, thence turn an angle of 87° 48' 12" to the left and run a distance of 180.00 feet, thence turn an angle of 92° 11' 48" to the left and run a distance of 250.00 feet, thence turn an angle of 87° 48' 12" to the left and run a distance of 180.00 feet to the point of beginning. Situated in the NE¼ of the SW¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, together with the right of ingress, egress and regress over and across the following described parcel of land in common with E.J. and Aria Ford, their heirs and assigns, to wit: Commence at the NW corner of the NW¼ of NW¼ of said Section 1 and run north 3° 30' west 1288 feet to the

¹ Who each certify that the property conveyed constitutes no part of their spouse's homestead.

water line; run thence north 87° 10' E along the water line 195 feet; run thence So 3° 30' East 30 feet, which point is the NW Corner of above lot and the point of beginning of the parcel of land over which an easement is being granted; from said point run thence north 87° 10' East, 390 feet; run thence south 3° 30' West 30 feet; run thence south 87° 10' West 390 feet; run thence South 3° 30' east 30 feet to the point of beginning, and being part of the NE¼ of SW¼ of Section 22, Township 22, R-2-W.

Subject to easements and rights of to the Town of Calera, Alabama, as set forth in Volume 98, page 164; subject to easements to Alabama Power in Volume 99, page 384; subject to the easements and right of way to the State of Alabama in Volume 196, page 105; subject to the easements and right of way to Joseph Bushby, et al, as set forth in Volume 200, 201.

Said realty being, and intended to be, the same conveyed from Sunny Realty, Inc. to RICHARD LARRY GAY [and wife, Alma A. Gay], by Warranty Deed recorded on or about May 22nd, 1969 (in Book 258, Page 053), and then corrected and re-recorded on or about August 12th, 1969 (in Book 259, Page 053), both in the Office of the Shelby County Judge of Probate.

The said RICHARD LARRY GAY died testate in Shelby County, Alabama on or about May 14th, 2020, and his Last Will and Testament was filed for probate in the Probate Court of Shelby County, Alabama as Case Number PR-2020-000414. The said Mickey Lane Gay was appointed as Personal Representative, and Letters Testamentary were issued to him pursuant thereto. Copies of said Letters Testamentary are attached hereto as EXHIBIT A.

SAID REALTY IS CONVEYED SUBJECT TO the following, to-wit:

1. Lien of taxes and assessments for the current year and all subsequent years hereafter falling due, which Grantee agrees to assume.
2. Any future adjustment, reappraisal, reassessment, roll back, or escape taxes changed, assessed or made come due by action of the State of Alabama or the Office of the Shelby County Revenue Commissioner.
3. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.
4. All zoning, planning, subdivision, environmental, wetlands, building and other setback requirements, covenants, reservations, restrictions, regulations, rules and other limitations on the use of said realty presently of record and as may hereafter be imposed by the State of Alabama, United States of America, EPA, ADEM, and any other municipal, environmental, or governmental agency or authority having jurisdiction over said realty.
5. All covenants, reservations, restrictions, rights-of-way, roadways, building, coastal and other setback requirements, and drainage, utility and other easements of record.

All recording cites referenced herein above refer to the official records as properly indexed in the Office of the Judge of Probate of Shelby County, Alabama unless otherwise noted.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantees and unto Grantees' heirs and assigns, in fee simple, forever.

AND THE GRANTORS do, for Grantors and for Grantors' successors and assigns, covenant with the Grantees and Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said realty; that Grantors have a good right to sell and convey said realty; that said realty is free from all liens and encumbrances, EXCEPT FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT HEREIN ABOVE; and that Grantors and Grantors' successors and assigns, shall warrant and defend the same unto the Grantees and Grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be duly executed under seal on this 17th day of April, 20 21.

*Richard Larry Gay, by
Mickey Lane Gay as pr and
executor, estate of Richard L. Gay*
(SEAL)

RICHARD LARRY GAY

By Mickey Lane Gay, as Personal Representative
of the Estate of Richard Larry Gay, deceased

Mickey Lane Gay (SEAL)

MICKEY LANE GAY

As Personal Representative (Case#: 58-PR-20-414),
Individually, and as next-of-kin and devisee
of the Estate of Richard Larry Gay, deceased

Marty Duane Gay (SEAL)

MARTY DUANE GAY

Individually, and as next-of-kin and devisee
of the Estate of Richard Larry Gay, deceased

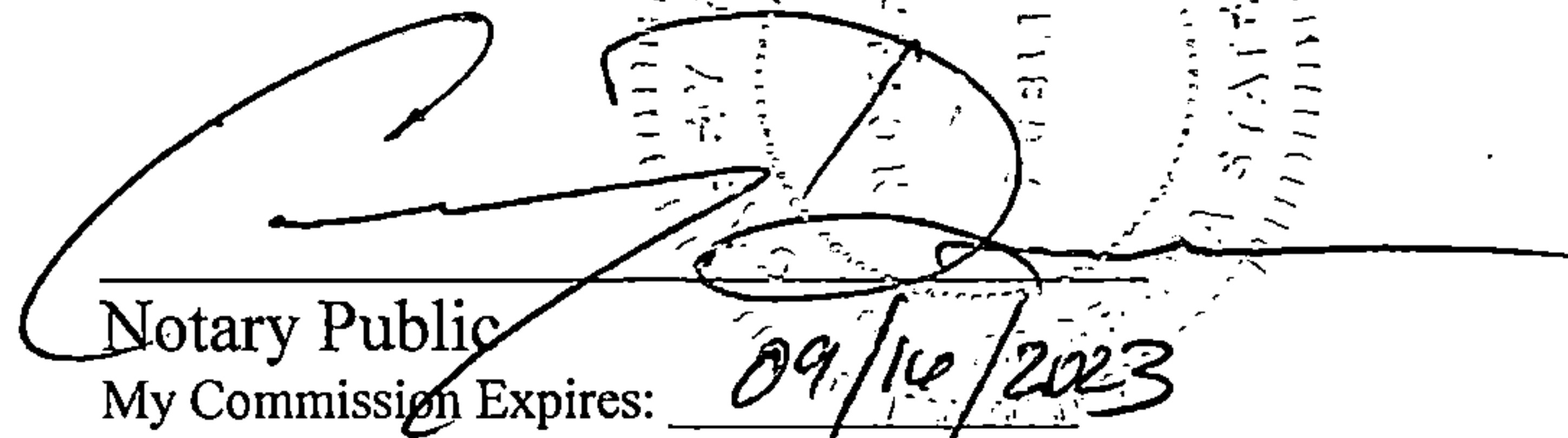
STATE OF ALABAMA }
 }
COUNTY OF SHELBY }

20210525000254930 4/5 \$36.00
Shelby Cnty Judge of Probate, AL
05/25/2021 10:11:52 AM FILED/CERT

I, CASEY DUNCAN, the undersigned Notary Public in and for said County and State, do hereby certify that **Marty D. Gay**, a married man, individually, and **Mickey L. Gay**, a married man, individually and as Personal Representative of the **ESTATE OF RICHARD LARRY GAY, DECEASED**, all pursuant to the Last Will and Testament of the said Richard Larry Gay, deceased, probated in Shelby County, Alabama as Probate Case Number 58-PR-2020-000414, whose names are signed as Grantors to the foregoing deed and who are known to me or otherwise produced valid identification, acknowledged before me on this day, that, after being informed of the contents of said conveyance, he/she, individually and as such Personal Representative and with full authority, executed the same voluntarily for and as each one's individual act and as the act of the said Estate on the day the same bears date.

Given under my hand and official seal on

11th April, 2021


Notary Public
My Commission Expires: 09/10/2023

GRANTEE 1 MAILING ADDRESS:

Mickey Lane Gay
32 Dogwood Drive
Calera, AL 35040

GRANTEE 2 MAILING ADDRESS:

Marty Duane Gay
351 19th Street
Calera, AL 35040

This Instrument Prepared By*:

W. Casey Duncan, Attorney
W. CASEY DUNCAN, LLC
Post Office Drawer 1300
Columbiana, Alabama 35051
Telephone (205) 669-8978
Facsimile (888) 669-3036

--END OF DOCUMENT--

***who makes no representation as to the status of title or to matters which would be disclosed by a current survey.**

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 Larry Gay
Mailing Address (PP-2020-000414)

Grantee's Name Mickey Lane Gay
Mailing Address 32 Thompson Dr. / Calera, 35010
Marty Mickey Gay
351 19th Street / Calera, 35010

Property Address 191 1st Street East
CALERA, AL 35010

Date of Sale April 11th, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 111,850⁰⁰

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'S OFFICE
(Parcel I.D. : 28 5 22 0 000029.000)

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 05/25/2021

Print [Signature]

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20210525000254930 5/5 \$36.00
Shelby Cnty Judge of Probate, AL
05/25/2021 10:11:52 AM FILED/CERT

Attorney @ Law on behalf
of Mickey Lane Gay, Personal Representative