

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
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P.O. Box 380306  
Birmingham, Alabama 35238-0306  
(205) 803-6724

Send Tax Notice To:  
George Stephen Nix and  
Cynthia Bailey Nix  
228 Bayhill Circle  
Birmingham, AL 35244

**EXECUTOR'S DEED**

  
20220105000005060 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/05/2022 11:19:09 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

**GEORGE STEPHEN NIX, as Personal Representative of the Estate of Rebecca L. Cunningham, Jefferson County, Alabama, Probate Court Case No. 21BHM00079,**

(herein referred to as "Grantor"), remises, releases, quitclaims, grants, sells and conveys to

**GEORGE STEPHEN NIX and CYNTHIA BAILEY NIX,**

(herein referred to as "Grantee"), jointly with rights of survivorship, the mineral rights in the following described real estate, situated in Shelby County, Alabama, to-wit:

**The mineral rights lying in, under or upon the following described property: The Northeast Quarter (NE1/4) of Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section 22, Township 20, Range 1 East, containing 80 acres more or less.**

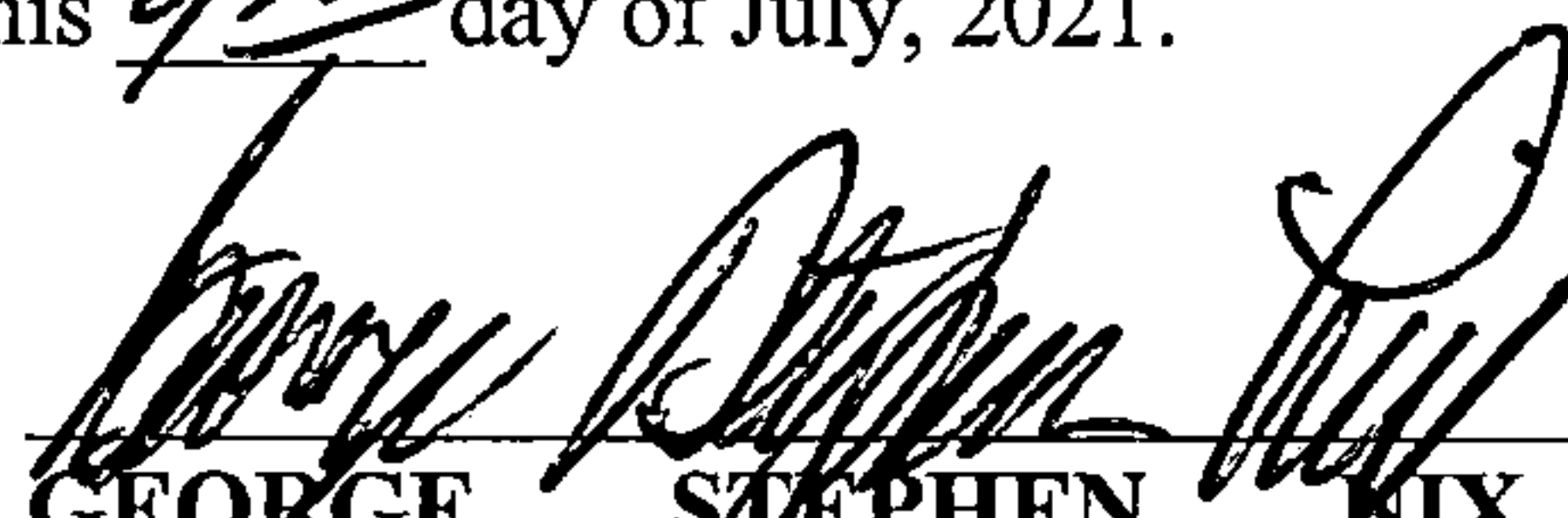
**Subject to the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.**

**NOTE: Rebecca L. Cunningham and Rebecca Louise Cunningham are the one and the same person.**

**NOTE: Rebecca L. Cunningham a/k/a Rebecca Louise Cunningham was predeceased by her husband, Clarence G. Cunningham.**

**TO HAVE AND TO HOLD** to the said grantee, his/her successors and assigns forever.

**IN WITNESS WHEREOF**, the Estate of Rebecca L. Cunningham, has caused these presents to be executed by its duly authorized Personal Representative this 9th day of July, 2021.

  
\_\_\_\_\_  
**GEORGE STEPHEN NIX, as Personal Representative of the Estate of Rebecca L. Cunningham, Jefferson County, Alabama, Probate Court Case No. 21BHM00079**





20220105000005060 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
COUNTY OF Jefferson )

**GENERAL ACKNOWLEDGEMENT:**

I, Taylor Knox, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George Stephen Nix, as Personal Representative of the Estate of Rebecca L. Cunningham, Jefferson County, Alabama, Probate Court Case No. 21BHM00079**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 9 day of July, 2021.



T. Knox  
Notary Public  
My Commission Expires: 5/31/22



# Real Estate Sales Validation Form

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

Grantor's Name George Stephen Nix, personal Rep. of  
Mailing Address Estate of Rebecca L. Cunningham  
2465 Dolly Ridge Trail  
Birmingham, Al. 35243

Grantee's Name George Stephen Nix and Cynthia B Nix  
Mailing Address 228 Bayhill Circle  
Birmingham, Al. 35244

Property Address Parcel 165220000009.000

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



20220105000005060 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/05/2022 11:19:09 AM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 5000.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Tax Assessor Office  
☐ Closing Statement

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 7-9-21

Print George Stephen Nix

☐ Unattested \_\_\_\_\_  
(verified by)

Sign George Stephen Nix  
(Grantor/Grantee/Owner/Agent) circle one