

Send tax notice to:
John Allen Baxter & Alenia Nutt Baxter
3437 Laurel Green Court
Kennesaw, Georgia 30144

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, the property hereinbelow described (the "Property") was acquired by John Scott Baxter by that certain Warranty Deed dated March 18, 2008, and recorded at 20080328000126790 in the Shelby County, Alabama, Probate Records, on March 28, 2008; and

WHEREAS, John Scott Baxter (the "decedent") died intestate on or about May 12, 2021, and Thomas H. Bordelon was appointed as Personal Representative under Letters of Administration issued by the Shelby County, Alabama, Probate Court on June 21, 2021, Case No. PR-2021-000517; and Thomas H. Bordelon continues to serve in such capacity; and

WHEREAS, the decedent was never married, never had any children or siblings, and was survived by his father and mother, John Allen Baxter and Alenia Nutt Baxter, husband and wife, who are the decedent's next of kin and heirs at law pursuant to Alabama Code Section 43-8-42; and

WHEREAS, any claims filed against the decedent's estate have been, or will be, satisfied; and

WHEREAS, the decedent's estate has been, or will be, finally settled by consent settlement with John Allen Baxter and Alenia Nutt Baxter as the sole heirs at law of the decedent's estate;

NOW, THEREFORE, in consideration of the above recitals and pursuant to the laws of descent and distribution of the State of Alabama, the undersigned Grantor, Thomas H. Bordelon, in his capacity as Personal Representative of the Estate of John Scott Baxter; with the general authority to execute conveyances conferred upon the Personal Representative under Title 43 of the Code of Alabama, as amended from time to time, does grant, bargain, sell and convey unto John Allen Baxter and Alenia Nutt Baxter, husband and wife, as joint tenants with rights or survivorship (hereinafter referred to collectively as "Grantees" and said Grantees being the decedent's heirs pursuant to said laws, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 130 according to the Survey of Amended Map of Amberley Woods, 5th Sector as recorded in Map Book 21, Page 102 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20080328000126790

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. Any liens, mortgages, encumbrances, easements, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

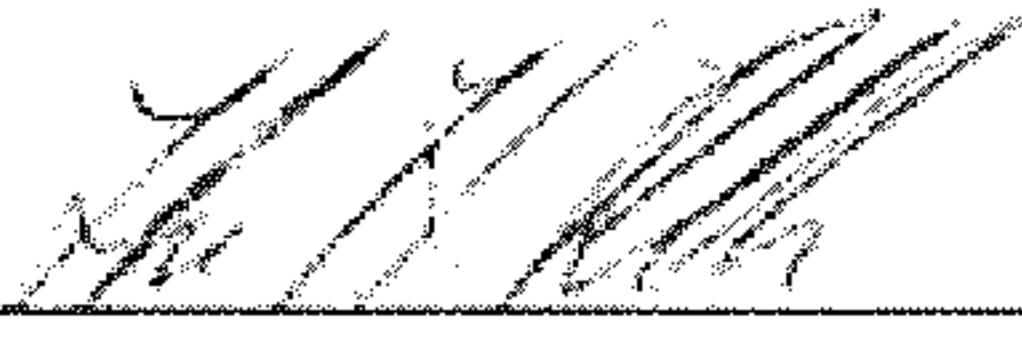
TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The Grantor, Thomas H. Bordelon, in his capacity as Personal Representative of the Estate of John Scott Baxter, is executing this instrument in his representative capacity, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Personal Representative in his individual capacity, and the liability of the Personal Representative is expressly limited to his representative capacity named herein.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

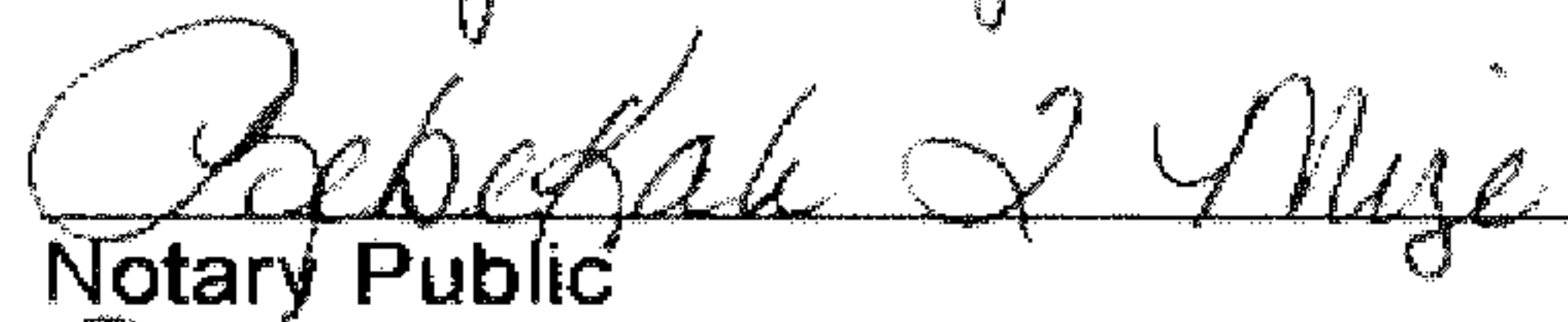
The above property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on
January 21, 2022, 2021.


Thomas H. Bordelon, as Personal
Representative of the Estate of John Scott
Baxter, deceased

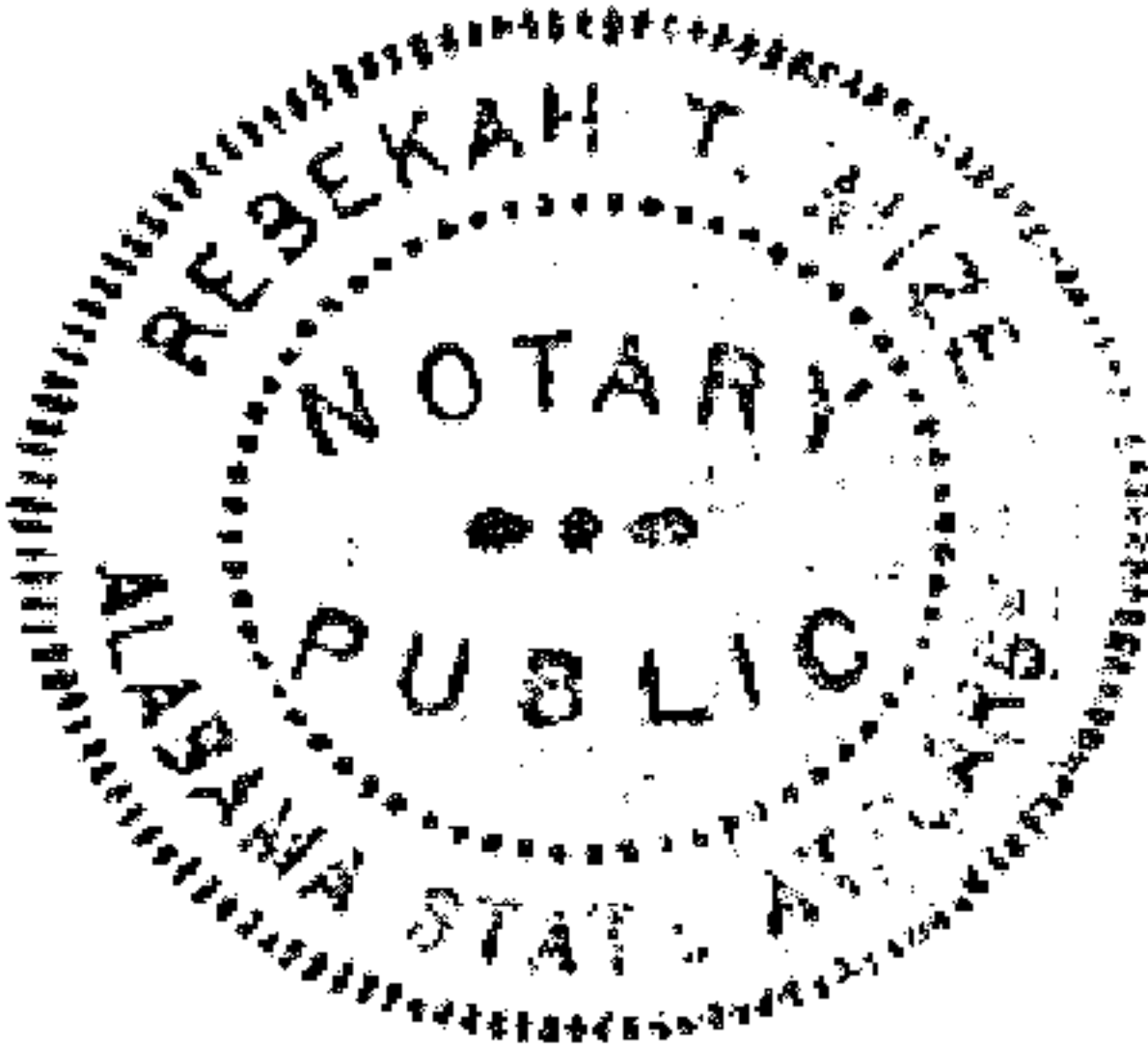
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Thomas H. Bordelon in his capacity as Personal Representative of the Estate of John Scott Baxter, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of January, 2022.


Notary Public

Rebekah T. Mize
Printed Name

(NOTARY SEAL)



My Commission Expires: 9/30/2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/25/2022 09:30:41 AM
 \$32.00 JOANN
 20220125000034180

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Thomas H. Bordelon, Per. Rep.
 Mailing Address 155 Chadwick Drive
 Helena, AL 35080

Grantee's Name John Allen Baxter & Alesia Nutt
 Mailing Address Baxter
 3437 Laurel Green Court
 Kennesaw, Georgia 30144

Property Address 1201 Amberley Woods Drive
 Helena, AL 35080
 Pcl 13 8 27 3 000 001.124

Date of Sale 1/21/2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 168,800.00

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
☐ 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 1/21/22

Print Thomas H. Bordelon, Per. Rep.

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1