



20220225000081510 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/25/2022 11:52:18 AM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Send Tax Notice to:
Larry Calhoun
787 Simmsville Road
Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

ADMINISTRATOR'S DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the Estate of Paul Calhoun, deceased, as probated in Case No. PR-2021-929 in the Probate Court of Shelby County, Alabama, the undersigned, LARRY CALHOUN, Administrator of said Estate (herein referred to as Grantor) does hereby grant, bargain, sell and convey to LARRY CALHOUN and CATHERINE W. CALHOUN, husband and wife (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO

Subject to existing easements, taxes, restrictions, rights-of-way of record, and zoning and subdivision ordinances.

Parcel number is listed as Parcel 23 1 12 0 000 008.00, in the Shelby County Property Tax Commissioner's Office, Columbiana, Alabama 35051.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns forever.

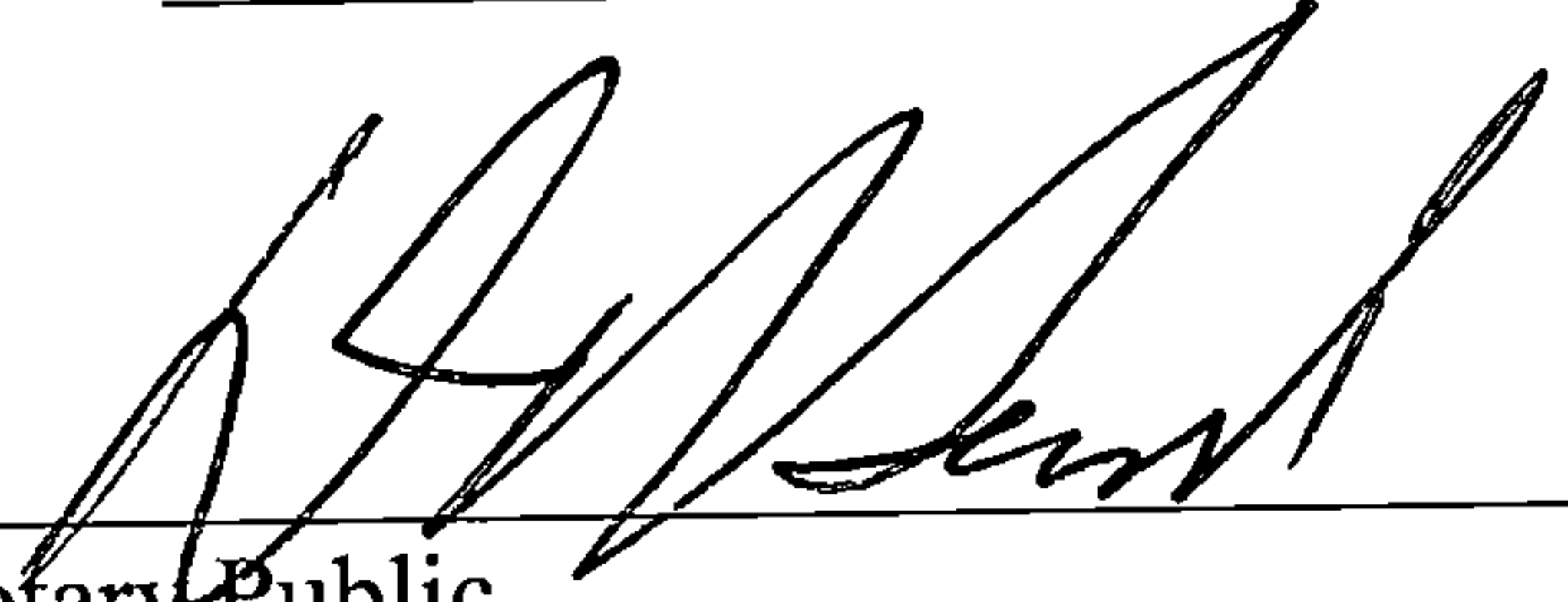
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 25
day of February, 2022.

Larry Calhoun (SEAL)
Larry Calhoun as Administrator of the
Estate of Paul Calhoun, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Calhoun, Administrator of the Estate of Paul Calhoun, 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, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2022.

 (SEAL)

Notary Public

My Commission Expires: 12/9/2024

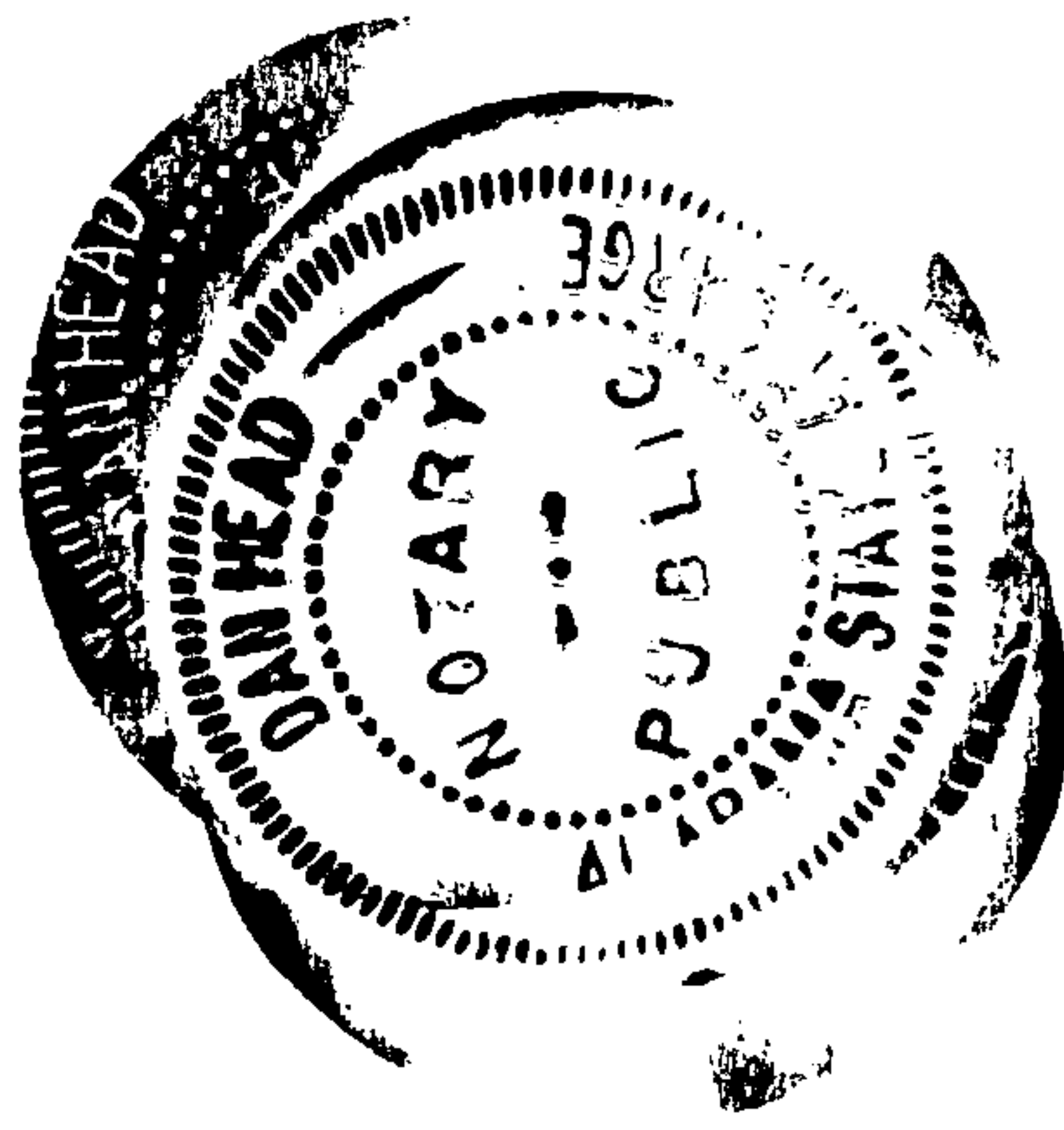


Exhibit "A"



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Parcel One:

Beginning at the point of intersection of the North line of Tract or Parcel No. 70, as shown by a right of way map recorded in page 1 of the Shelby County Right of Way Map Book 3, Office of Judge of Probate, Shelby County, Alabama, with the West right of way line of Interstate Highway Number 65 (referred to as Project No. I-202-2(7) on said right of way map); thence run in a Westerly direction along the North line of said Tract No. 70 a distance of 196 feet, more or less, to the East right of way line of Old Highway 31; run thence in a Southerly direction along the East right of way line of old Highway 31 a distance of 105 feet to a point; run thence in a Easterly direction, parallel with the North line of said Tract Number 70 a distance of 196 feet, more or less, to the West line of said Interstate Highway Number 65; run thence in a Northerly direction along the West line of said interstate Highway Number 65 a distance of 105 feet, more or less, to the point of beginning. Being a part of the NE1/4 of NW1/4 of Section 12, Township 21 South, Range 3 West, situated in Shelby County, Alabama.

Parcel Two:

A part of the NE1/4 of NW1/4, Section 12, Township 21 South, Range 3 West, more particularly described as follows: Commence at a point on the East right of way line of old Birmingham-Montgomery Highway, where the North line of lands formerly known as Bradford Baker lands intersects the East right of way line of said highway, and run thence in a Northerly direction along the East right of way line of said highway 296 feet to the point of beginning of the lot herein described; thence continue in a Northerly direction along the East right of way line of said highway 105 feet more or less to the SW corner of a lot belonging to Robert Earl Calhoun and Geneva Calhoun; thence run in an Easterly direction along the South line of said Calhoun lot to the West right of way line of Federal Highway #65; thence in a Southerly direction along the West right of way line of Federal Highway #65, 105 feet; thence run West to the point of beginning; being situated in the NE1/4 of NW1/4, Section 12, Township 21 South, Range 3 West, Situated in Shelby County, Alabama.

Geneva Calhoun is the sole surviving grantee of that certain deed from John A. Hines, Jr. and wife, Cindy Hines to Robert Earl Calhoun and wife, Geneva Calhoun, recorded in Book 318 at Page 253 in the office of the Probate Judge of Shelby County, Alabama, Robert Earl Calhoun having died on February 19, 1975.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: Larry Calhoun, Administrator of the Estate of Paul Calhoun

Mailing Address: 787 Simmsville Road
Alabaster, AL 35007

Grantee's Name: Larry Calhoun and Catherine Calhoun

Mailing Address: 787 Simmsville Road
Alabaster, AL 35007

Property Address: 815 Old Hwy 31
Alabaster, AL 35007

Date of Sale 2/25/2022
Total Purchase Price \$ ~~44,400~~

or
Actual Value \$ _____

or
Assessor's Market Value \$ 44,400

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 -


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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 2/25/2022

Sign Larry Calhoun As Administrator of the Estate of Paul Calhoun
(Grantor/Grantee/Owner/Agent) circle one

Print Larry Calhoun

[Signature]
(Verified by)

Exp. Date 12/9/2024

☐ Unattested

