



20220525000211080 1/4 \$182.00
Shelby Cnty Judge of Probate, AL
05/25/2022 09:17:21 AM FILED/CERT

This Instrument Prepared By:
I. Ripon Britton, Jr.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203

Send tax notice to:
Robert C. Barnett
PO Box 12081
Birmingham, AL 35202

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF HAND ARENDALL LLC BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Hundred and Fifty Thousand Dollars (\$150,000.00), in hand paid by Grantee to the Grantors, and pursuant to the terms of the Settlement of the Estate of James Manly Tingle, deceased, the undersigned, KRISTI T. HIGGINBOTHAM and JAMES M. TINGLE, II, in their capacity as Personal Representatives of the Estate of James Manly Tingle, deceased (the "Grantors") do grant, bargain, sell and convey unto the ROBERT C. BARNETT, (hereinafter referred to as "Grantee"), the Estate's undivided one/half interest in the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the quarter line 1443.74 feet to the Northerly right of way line of Shelby County Road No .22; thence left 105 degrees 36 minutes 18 seconds Northeasterly 286.13 feet along said right of way line to the South-Southeasterly most corner of Daventry Sector 1 and the point of beginning; thence left 74 degrees 23 minutes 42 seconds Northerly 300.00 feet; thence right 74 degrees 23 minutes 42 seconds Northeasterly 150.76 feet along the Southerly line Daventry Sectors 1 and 2; thence right 105 degrees 36 minutes 18 seconds Southerly 300.00 feet to the Northerly right of way line of Shelby County Road No.22; thence right 74 degrees 23 minutes 42 seconds Southwesterly 150.76 feet along said right of way line to the point of beginning.

Subject to the following:

1. Right-of-way granted to Water Works Board of the City of Calera recorded in Instrument #1998-1149.

Shelby County, AL 05/25/2022
State of Alabama
Deed Tax: \$150.00

2. Right-of-way in favor of Alabama Power Company recorded in Volume 103, page 170; Volume 205, page 674; Volume 177, page 493, and Volume 198, page 478.
3. Easement granted to Southern Natural Gas recorded in Volume 90, page 241.

SOURCE OF TITLE: This deed is being given pursuant to the Settlement and administration of the Estate of James M. Tingle, Jefferson County Probate Court Case 21BHM01798 and the authority granted to the Personal Representative under the laws of the State of Alabama and pursuant to power of sale contained in the Last Will & Testament of James M. Tingle. James M. Tingle derived title by deed recorded on September 10, 2003, at 20030910000608220 in the Probate Office of Shelby County, Alabama from Kencar Development, Inc., to Robert C. Barnett and James M. Tingle, as tenants in common.

This property is identified among the parties as the CALERA SHOPPING CENTER, located at 10313 & 10317 Highway 22, Calera, AL, and is also known as Tax ID Number 28-3-05-1-001-008.003.

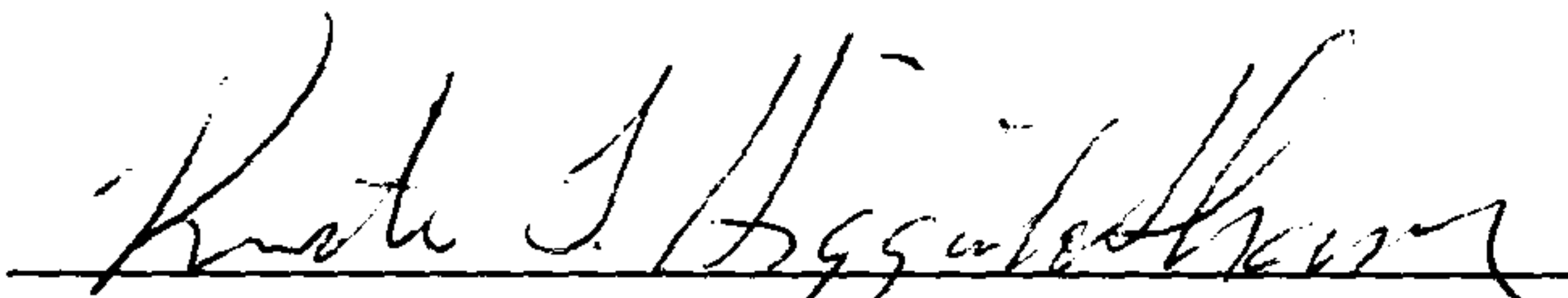
TO HAVE AND TO HOLD to said Grantee, their successors, and assigns forever.

The Grantors in their official capacity do hereby covenant with the Grantee and their successors and assigns, that the Grantors are lawfully seized in fee simple of the subject property; that the same is free from all encumbrances, except as aforesaid; that the Grantors have a good right to sell and convey the same as aforesaid; that the Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to the Grantee and their heirs, successors and assigns, forever, against the lawful claims of all persons.

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

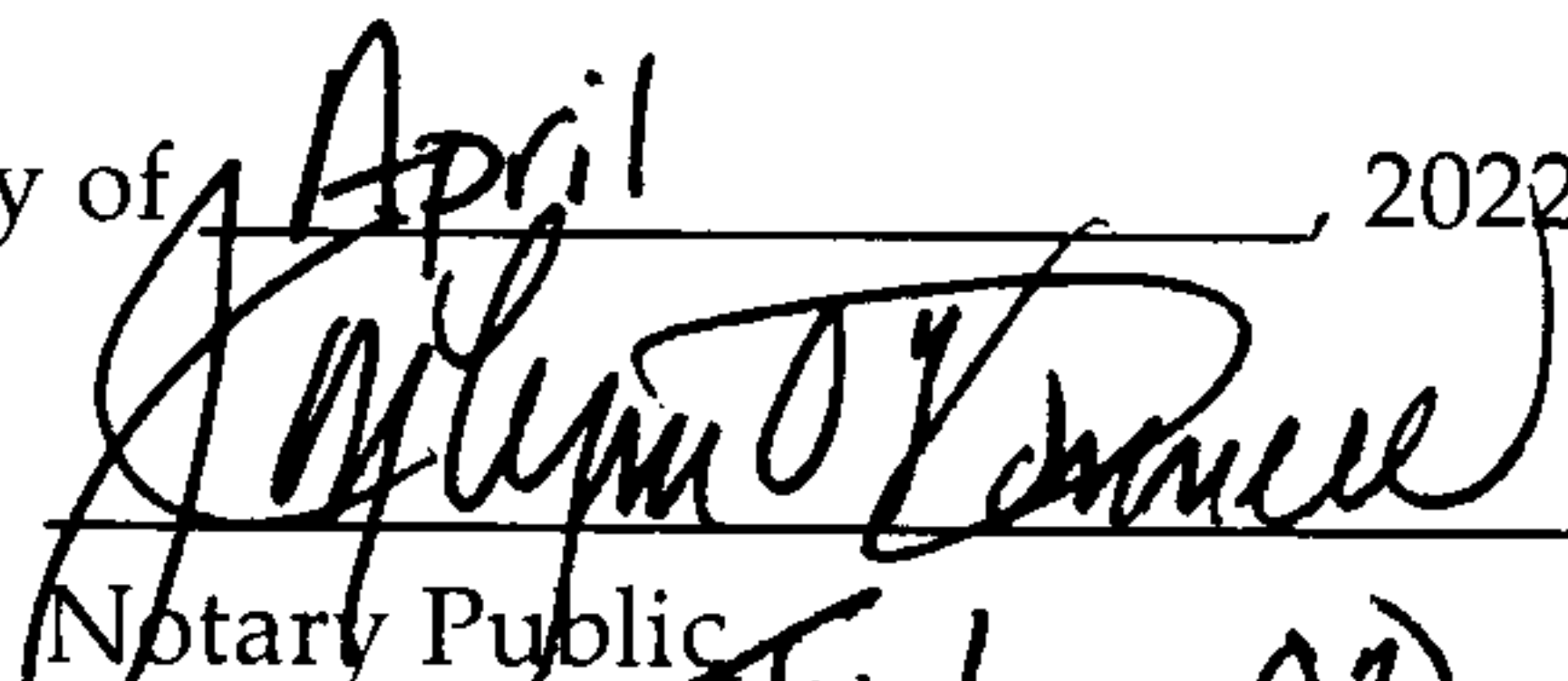
This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 20th day of April, 2022.


KRISTI T. HIGGINBOTHAM
Personal Representative of the Estate of James
Manley Tingle

I, the undersigned authority, a Notary Public in and for the Alabama at Large, hereby certify that KRISTI T. HIGGINBOTHAM, whose name as Personal Representative of the Estate of James Manley Tingle, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on his information and belief, that the source of title recited herein is true and correct.


Given under my hand this 28th day of April, 2022.


Notary Public

Joy Lynn O'Donnell
Printed Name

My Commission Expires: 10/8/24

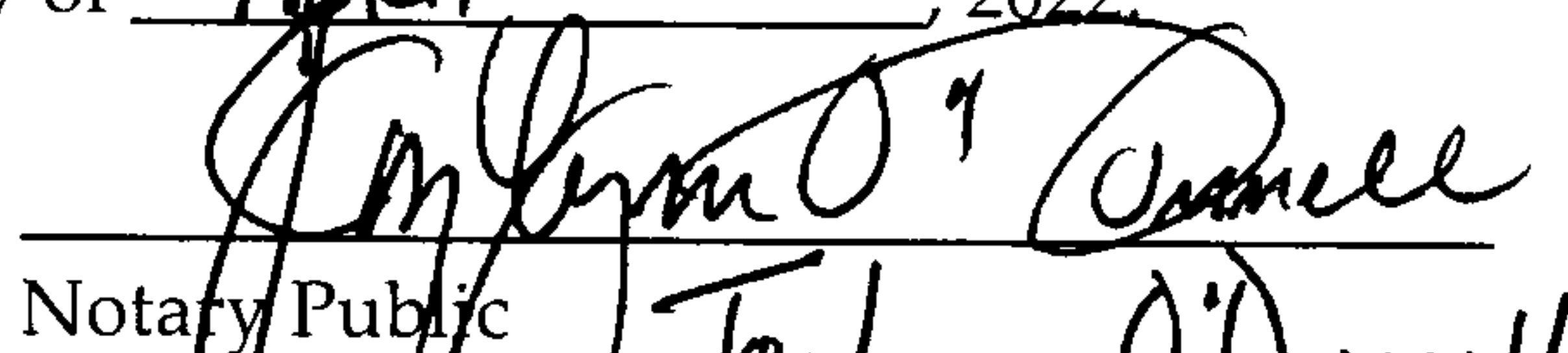
(NOTARY SEAL)


JAMES M. TINGLE, II

Personal Representative of the Estate of James Manley Tingle

I, the undersigned authority, a Notary Public in and for the Alabama at Large, hereby certify that JAMES M. TINGLE, II, whose name as Personal Representative of the Estate of James Manley Tingle, 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 his capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on his information and belief, that the source of title recited herein is true and correct.

Given under my hand this 28th day of April, 2022.


Notary Public

Joy Lynn O'Donnell
Printed Name

My Commission Expires: 10/8/24

(NOTARY SEAL)

Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address Estate of James Manley Tingle

Grantee's Name Robert C. Barnett
Mailing Address Post Office Box 12081
Birmingham, AL 35202


Property Address NE quarter of Section 5, Township
22 South, Range 2 West, Shelby
County, AL

Date of Sale April 27, 2022

Total Purchase Price \$ 150,000.00

or
Actual Value _____

or
Assessor's Market Value \$ _____


20220525000211080 4/4 \$182.00
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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 _____

Print Robert C. Barnett

Unattested

Sign

Robert C. Barnett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1