



20220812000316180 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/12/2022 11:50:44 AM FILED/CERT

Parcel I.D. #: 20 6 14 0 001 002.002

Send Tax Notice To: Reginald Van Randolph
7 Bullet Lane
Wilsonville, AL 35186

ADMINISTRATOR'S DEED

- Joint Tenancy With Right of Survivorship -

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Thirty-Nine Thousand Six Hundred Forty Dollars and 00/100, (\$139,640.00), the receipt of sufficiency of which are hereby acknowledged, that **Reginald Van Randolph, as Administraor of the Estate of Nathaniel Van Randolph, a deceased person, having died intestate on or about 22 December, 2021, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2022-40,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Reginald Van Randolph and Rhonda Randolph, a married couple,** hereinafter known as the GRANTEE;

A parcel of land situated in the NE 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; Thence run east along the North Section line for a distance of 3823.62 feet; Thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.79 feet to the Point of Beginning; Thence turn left 21 degrees 30 minutes 15 seconds and run southeast for 553.10 feet; Thence turn left 77 degrees 10 minutes 51 seconds and run northeasterly for 286.90 feet to Bulley Creek; Thence run north along the meander of said creek; Thence turn left 81 degrees 52 minutes 08 seconds a chord distance of 622.91 feet along said creek; Thence turn left 07 degrees 10 minutes 34 seconds a chord distance of 106.06 feet along said creek; Thence turn right 03 degrees 47 minutes 39 seconds a chord distance of 290.69 along aid creek to the southeast right of way of Shelby County Highway # 61; Thence turn left 140 degrees 26 minutes 36 seconds from last chord and run southeasterly along said right of way for 343.36 feet to the point of clockwise curve having a delta angle of 08 degrees 28 minutes 32 seconds and a radius of 2532.05 feet; Thence run along the arc of said curve 373.08 feet to the Point of Beginning.

ALSO an EASEMENT for ingress, egress and utilities described as follows:

15 feet wide, 7.5 feet on each side of the following described centerline: Commence at the northwest corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama;



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Thence run east along the North Section line for 4072.00 feet; Thence turn right 90 degrees 00 minutes 00 seconds and run South 1925.92 feet to the Point of Beginning of said centerline; thence turn right 170 degrees 43 minutes 16 seconds and run northwesterly 205.97 feet; Thence turn left 05 degrees 04 minutes 45 seconds and run northwesterly for 57.09 feet; Thence turn left 14 degrees 48 minutes 10 seconds and run northwesterly for 60.51 feet; Thence turn left 10 degrees 19 minutes 01 seconds and run northwesterly for 246.72 feet to the southeasterly right of way of Shelby County Highway # 61 and the end of said easement.

LESS & EXCEPT

Commence at the Northwest corner of said Section 14; Thence run East along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.73 feet; Thence run south 21 degrees 30 minutes 15 seconds east for a distance of 553.10 feet to a point; Thence run North 81 degrees 19 minutes 02 seconds East for 143.42 feet to a steel rebar corner and the Point of Beginning of the property herein described; Thence run north 81 degrees 19 minutes 02 seconds east for 143.48 feet to a corner within the waters of the Bulley Creek slough of Lay Lake; Thence run North 00 degrees 33 minutes 16 seconds west for a distance of 172.64 feet to a corner of the bank of said Lake; Thence south 88 degrees 07 minutes 23 seconds west for a distance of 262.40 feet to a rebar corner on the east edge of an existing gravel roadway; Thence run South 06 degrees 30 minutes 32 seconds East along said roadway for a distance of 131.06 feet to a rebar corner; thence run south 62 degrees 38 minutes 27 seconds east for a distance of 120.75 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 294, Page 771, and Book 206, Page 536, respectively. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall



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warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 12 Day of August, 2022.

**REGINALD VAN RANDOLPH, as Administrator of the
Estate of Nathaniel Van Randolph, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2022-40**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Reginald Van Randolph, as the Administrator of the Estate of Nathaniel Van Randolph, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12 Day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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Real Estate Sales Validation Form

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

Grantor's Name Est. of Nathaniel Randolph Grantee's Name Reginald & Rhonda Randolph
Mailing Address 2 Bullet Ln. Mailing Address 2 Bullet Ln.
Wilsonville, AL 35186 Wilsonville, AL 35186

Property Address 2 Bullet Lane Date of Sale _____
Wilsonville, AL 35186 Total Purchase Price \$ ~~139,640.00~~
or
Actual Value \$ _____
or
Assessor's Market Value \$ 139,640.00

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 Tax Value
☐ 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 8/12/22

Unattested

(verified by)

Print Reginald Van Randolph
Sign Reginald Van Randolph
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1