



20220815000317900 1/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Joseph A. Fawal  
FAWAL & SPINA  
1330 21<sup>st</sup> Way South, Suite 200  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Janice Carole Watkins  
2944 Old Rocky Ridge Road  
Birmingham, Alabama 35243

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF JOSEPH A. FAWAL 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 the terms of the Last Will and Testament of Richard Allen Watkins, deceased, the undersigned Grantor, **Janice Carole Watkins**, a widowed woman, and Personal Representative of the Estate of Richard Allen Watkins, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto **Janice Carole Watkins** (hereinafter referred to as "Grantee"), all of the following described real estate situated in Jefferson County, Alabama, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" as part of the full legal description contained in Warranty Deed 20150127000027560, Parcel ID No. 08 9 32 1 001 020.000, and referenced as consecutive Parcel ID No. 08 9 32 1 001 021.000.**

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. All easements, liens, encumbrances, restrictions, right-of-ways, 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.
3. This property was recorded in the name of Lois Watkins Epps, a/k/a Lois Watkins, and her son, Richard Allen Watkins, as joint tenants on January 27, 2015. Lois Watkins and Richard Allen Watkins are both deceased, leaving the referenced property to the survivors of them.

TO HAVE AND TO HOLD to said Grantee, its heirs and assigns forever.

That said decedent's Will dated May 9, 2019, was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 21BHM01656. Said Court issued Letters Testamentary to the Personal Representative on July 6, 2021.

This instrument is executed by the Grantor solely in her 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 Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.



20220815000317900 2/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

*Janice Carole Watkins*

**Janice Carole Watkins**, a widowed woman, and  
Personal Representative  
of the Estate of Richard Allen Watkins, deceased

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **Janice Carole Watkins**, whose name as a widowed woman and Personal Representative of the Estate of Richard Allen Watkins, 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.

Given under my hand this the 10<sup>th</sup> day of August, 2022.



*Sandra Fulla Barnes*

NOTARY PUBLIC

My Commission Expires: 11.19.2023




20220815000317900 3/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

### EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the NE corner of the NE  $\frac{1}{4}$  of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run South along the East line of said  $\frac{1}{4}$  - section 626.27 feet to a point of intersection with the centerline of a pipeline easement; thence right 68 degrees 00 minutes and run Southwesterly along said centerline 1172.10 feet to point of beginning; thence continue along last described course 173.17 feet; thence right 107 degrees 40 minutes 17 seconds and run northerly 635.56 feet; thence right 90 degrees 00 minutes and run easterly 365.00 feet; thence right 90 degrees 00 minutes and run Southerly 318 feet; thence right 90 degrees 00 minutes and run westerly 200 feet; thence left 90 degrees 00 minutes and run southerly 263.71 feet to point of beginning.







20220815000317900 4/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT



- Search
- Pay Tax
- Assessment
- Forms

ENTER PARCEL # WITHOUT SPACES.

☐ Name ☒ Parcel # ☐ Address

Tax Year: 2021

1 Record Found.

TAX YEAR: 2021

08 9 32 1 001 021.000

1	OWNER NAME:	EPPS B L & LOIS	RECEIPT NO:	12894	<b><u>PAY TAX</u></b>
	ADDRESS:	210 COUNTRY MANOR DR	LAND VALUE:	\$17,260	
		STERRETT AL 35147	IMP VALUE:	\$0	
	CLASS:	02	MARKET VALUE:	\$17,260	
	EXEMPTION:		TOTAL TAX:	\$152.24	
	MUNICIPALITY:	01 COUNTY	PAID:	\$152.24	
	CLASS USE:		TOTAL DUE:	\$0.00	

- QUICK LINKS
- PTC Info
  - Assessment
  - Collection
  - Property Deeds
  - Millage Rate
  - Contact Us
  - County Site
  - Get Adobe Reader
  - News
  - Tax Lien Info

Disclaimer: Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

DON ARMSTRONG  
Property Tax  
Commissioner

SHELBY COUNTY  
102 Depot Street  
Columbiana, AL 35051  
(205) 670-6900





20220815000317900 5/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT



## BOARD OF EQUALIZATION NOTICE

### DON ARMSTRONG PROPERTY TAX COMMISSIONER

\*NOT A TAX BILL\*

Date: 4/08/2016

MARKET VALUE:

\$17,260

TAX BILL TO BE MAILED ON: 10/01/2016

PARCEL NUMBER: 08 9 32 1 001 021.000

CU VALUE:

\$0

CLASSIFICATION:

03 11Y 01 2

ASSD. VALUE:

\$1,740

ROLLBACK: 0

\*NOT A TAX BILL\*

TAX YEAR: 2016

EST. TAX:

\$65.25

EPPS B L & LOIS

PLOT: P BLK: 000

SLOT: S BLK: 000

MAP BOOK: 00 PAGE: 000

S: 32 T: 19S R: 01E

ACRES: 1.06

DIM: 209.9 x 263.71

BEG NE COR SEC S626.27 SW962.68 TO POB CON SW209.9 N263.71 E200  
S200 TO POB

**\*\* THIS IS NOT A BILL \*\***

### SUBMIT THE REQUEST FOR A HEARING:

MAIL:

BOARD OF EQUALIZATION

P.O. Box 1269

Columbiana, AL 35051

ONLINE:

WEBSITE: <http://ptc.shelbyal.com>

THESE VALUES ARE **FINAL** UNLESS CHANGED BY THE BOARD OF EQUALIZATION. IF YOU HAVE JUSTIFIABLE CAUSE AND SUPPORTING EVIDENCE TO INDICATE THE MARKET VALUE DOES NOT REFLECT THE DESCRIBED PROPERTY, AND WISH TO APPEAL, YOU HAVE **THIRTY DAYS** FROM THE DATE OF THIS NOTICE TO REQUEST AN APPOINTMENT, EITHER ONLINE OR IN WRITING WITH THE BOARD OF EQUALIZATION. PLEASE INCLUDE YOUR NAME, ADDRESS, PHONE NUMBER, EMAIL ADDRESS, AND PARCEL NUMBER. AFTER THIRTY DAYS, ALL VALUES WILL BE FINAL.

IF OWNERSHIP OF THIS PROPERTY HAS CHANGED, PLEASE NOTIFY THIS OFFICE @ 5-670-6900.



20220815000317900 6/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

---

**LETTERS TESTAMENTARY**

---

**IN THE MATTER OF THE ESTATE OF:**

**IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMA**

**RICHARD ALLEN WATKINS**  
Deceased

**CASE NO. 21BHM01656**

***LETTERS TESTAMENTARY***

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to **JANICE CAROLE WATKINS** Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

**WITNESS** my hand this date, **6th day of JULY, 2021**


(SEAL)

**JAMES P NAFTEL**  
**Judge of Probate**

---

I, JAMES P NAFTEL, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

**WITNESS** my hand and seal of said Court this date, **JULY 6, 2021.**

  
**Judge of Probate**

---



20220815000317900 7/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

**LETTERS TESTAMENTARY**

**THE STATE OF ALABAMA  
COURT OF PROBATE**

**SHELBY COUNTY  
CASE NO. PR-2019-000614**

The Will of **LOIS MARIE WATKINS**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **RICHARD ALLEN WATKINS**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in **Ala. Code, §43-8-76 (1975, as amended)**, the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under **Ala. Code, §43-2-843 (1975, as amended)**, unless expressly modified in the Will and subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

Witness my hand and dated this 7th day of August, 2019.

ALLISON S. BOYD  
JUDGE OF PROBATE

**THE STATE OF ALABAMA  
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **RICHARD ALLEN WATKINS**, as Personal Representative(s) of the Will of **LOIS MARIE WATKINS**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 12th day of August, 2019.

CHIEF CLERK



# Real Estate Sales Validation Form



20220815000317900 8/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/15/2022 09:36:04 AM FILED/CERT

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

Grantor's Name Janice Carole Watkins  
Mailing Address 2944 Old Rocky Ridge Rd.  
Birmingham, AL 35243

Grantee's Name Janice Carole Watkins  
Mailing Address 2944 Old Rocky Ridge Rd.  
Birmingham, AL 35243

Property Address 210 Country Manor Dr.  
Sterrett, AL 35147

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 17,260.00

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

Citizen Access Portal

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 8/10/2022

Print Janice Carole Watkins

☐ Unattested

(verified by)

Sign

Janice Carole Watkins  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1