



20220908000350110 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
09/08/2022 10:17:03 AM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:

Tina Kaye Porter Weekley
629 Camden Cove Lane
Calera, AL. 35040

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Jimmie D. Porter, A/K/A Jimmie Doil Porter died testate on or about December 3, 2021. The Shelby County Alabama Probate Court, (Case Number PR-2021-001108) issued "Letters Testamentary on January 5, 2022 appointing Jenny Lynn Porter Franklin as the Personal Representative of the estate of Jimmie Doil Porter. More than six months has elapsed since the issuance of the Letters Testamentary, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, Jenny Lynn Porter Franklin, individually and in her capacity as the duly appointed Personal Representative of the Estate of Jimmie Doil Porter, (Shelby County Alabama Probate Case Number PR-2021-001108), (hereinafter referred to as GRANTOR) does convey unto Tina Kaye Porter Weekley (herein referred to as GRANTEE), all the rights of Jimmie Doil Porter in the following described real property, situated in the State of Alabama, County of Shelby, to wit:

Address 429 Highway 343 and legally described as:

Commence at the Northeast corner of the SE ¼ of SW ¼ of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Westerly along the North line of said ¼ - ¼ Section a distance of 209.33 feet to the point of beginning being described: thence continue along last described course a distance of 225.00 feet to a point; thence turn a deflection angle of 89 degrees 56 minutes 37 seconds to the left and run Southerly a distance of 880.31 feet to a point in the asphalt surface of a paved County or City of Columbiana road; thence turn a deflection angle of 123 degrees 06 minutes 23 seconds to the left and run Northeasterly along said paved road a distance of 41.33 feet to a point in the asphalt surface of said road; thence turn a deflection angle of 6 degrees 22 minutes 08 seconds to the left and continue Northeasterly along said paved road a distance of 246.64 feet to a point in the asphalt surface of said road; thence turn a deflection angle of 50 degrees 31 minutes 29 seconds to the left and run Northerly a distance of 701.16 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Joseph Edward Conn, Jr., RLS# 9049, dated August 10, 1992

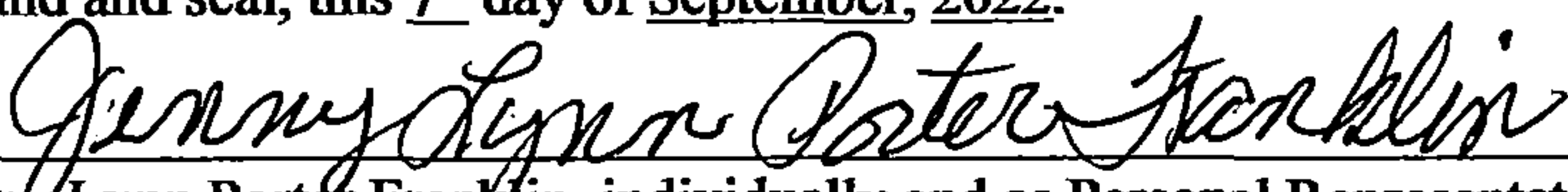
Commence at the NE corner of the SE ¼ of the SW ¼ of Section 22, Township 21 South, range 1 West, Shelby County, Alabama, and run thence Westerly along the North line of said ¼ - ¼ Section 434.33 feet; thence turn 89 degrees 56 minutes 37 seconds left and run 354.0 feet to the point of beginning of the property being described; thence continue along last described course 169.20 feet; thence turn 97 degrees 36 minutes 57 seconds right and run 5.0 feet to a point; thence turn 83 degrees 48 minutes 36 seconds right and run 38.72 feet to a point; thence turn 0 degrees 20 minutes 09 seconds right and run 129.88 feet to the point of beginning.

Subject to taxes for 2022 and subsequent years, easements, restrictions, right of ways, and permits of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

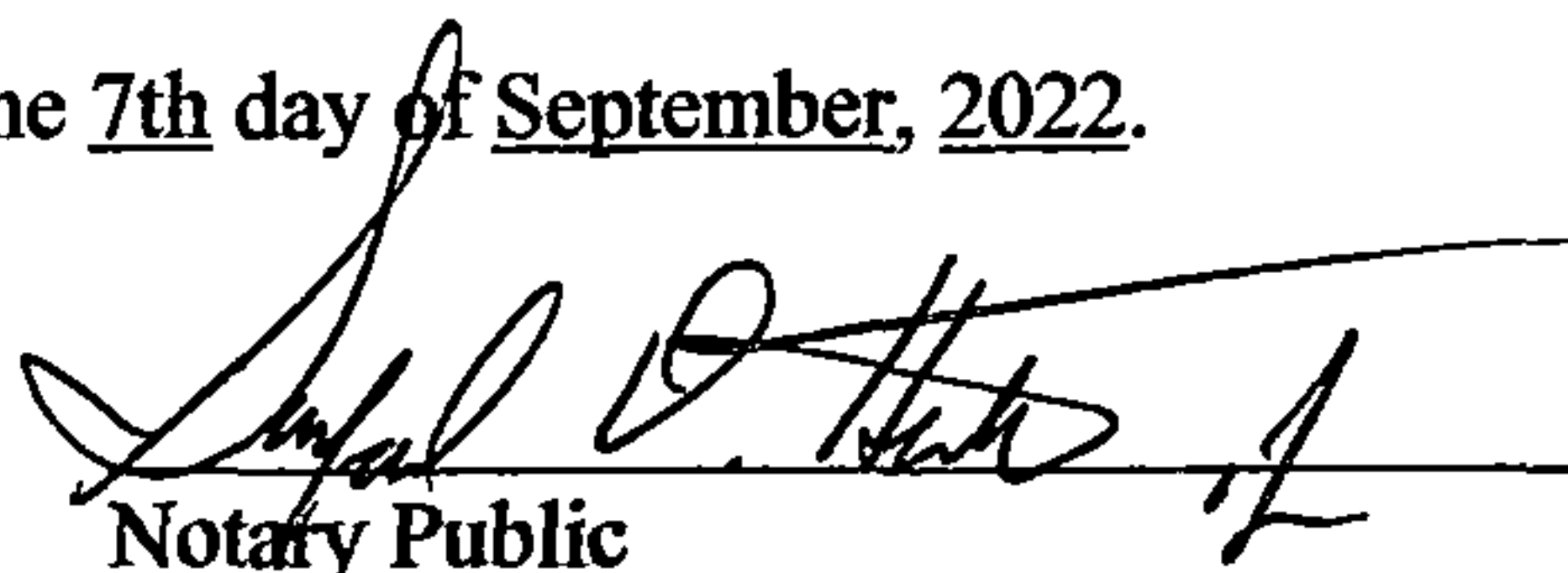
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of September, 2022.

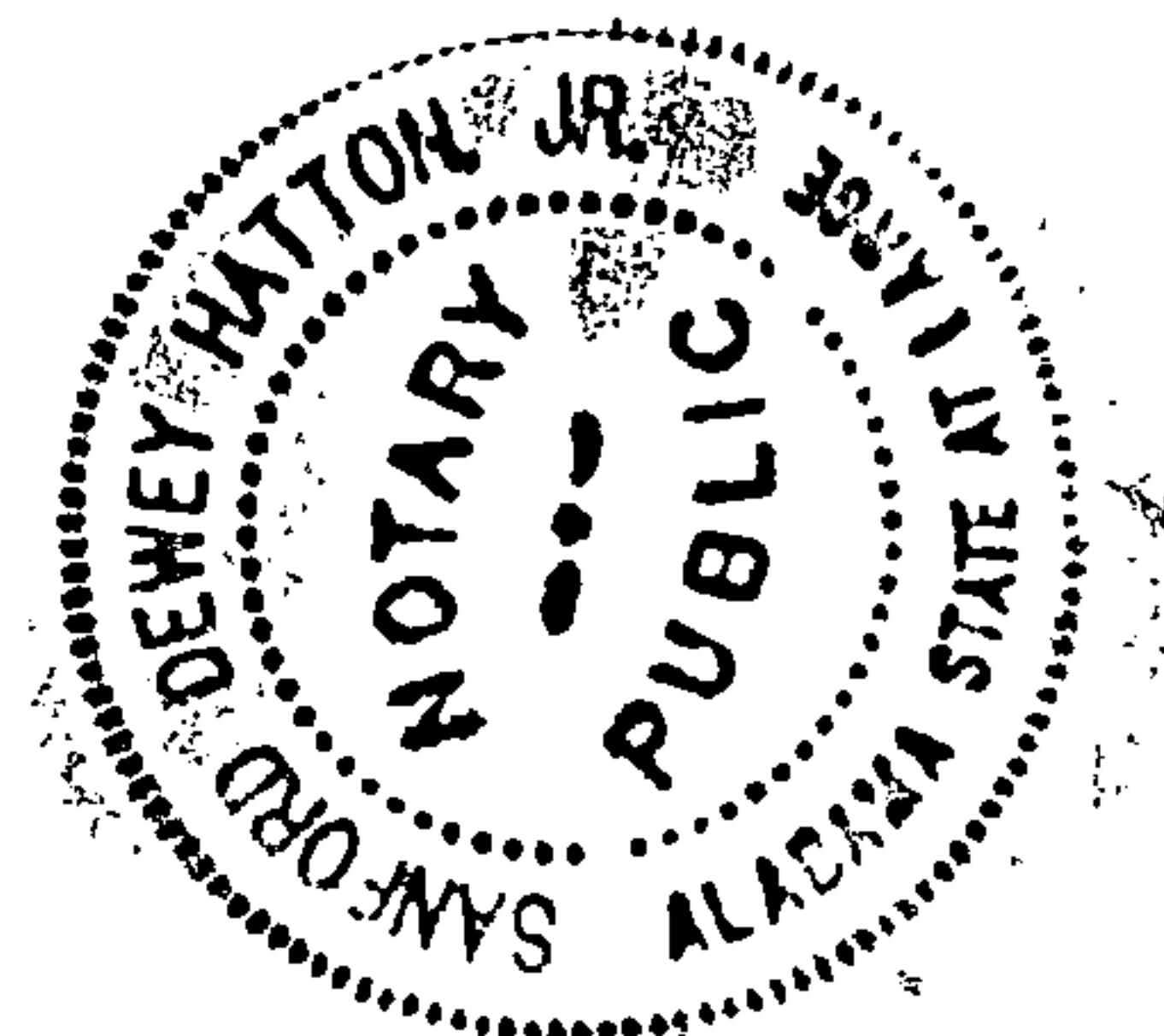

Jenny Lynn Porter Franklin, individually and as Personal Representative
of the Estate of Jimmie Doil Porter

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jenny Lynn Porter Franklin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as Personal Representative of the Estate of Jimmie Doil Porter, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of September, 2022.


Notary Public
My Commission Expires: August 26, 2024



Real Estate Sales Validation Form

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

Grantor's Name: Estate of Jimmie Doil Porter
Mailing Address: 12341 Old Highway 280
Chelsea, AL. 35043

Grantee's Name: Tina Kaye Porter Weekley
Mailing Address: 629 Camden Cove Lane
Calera, AL. 35040

Property Address 429 Highway 343
Columbiana, AL. 35051

Date of Sale: September 7, 2022
Total Purchase Price: \$
Or
Actual Value: \$250,000.00
Or
Assessors Market Value: \$

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
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date: September 7, 2022

Print: Jenny Lynn Porter Franklin, Personal Representative

☐ Unattested
(verified by)

Sign: Jenny Lynn Porter Franklin
(Grantor/Grantee/Owner/Agent) circle one