

Send tax notice to:

Jason W. Garner
190 Honeysuckle Circle
Helena, Alabama 35080

This instrument prepared by:

Charles L. Sparks, Attorney
Suite 415, 1 Independence Plaza
Homewood, Alabama 35209

Source of Title: Legal Description provided by the Grantor

STATE OF ALABAMA

SHELBY COUNTY

)
)
)


20220913000355290 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/13/2022 12:48:25 PM FILED/CERT

DEED OF CONVEYANCE BY ADMINSTRATOR
(Legal Description provided by Grantor)

KNOW ALL MEN BY THESE PRESENTS:

That whereas Shirley Ann Garner, deceased, died intestate and her estate was duly opened in the Probate Court of Shelby County, Alabama, by an Order of said Court dated February 10, 2022; wherein, Letters of Administration named Jason W. Garner, a surviving son of the decedent, as Administrator and Personal Representative of said estate, and

Whereas, a copy of the Letters of Administration is attached to this deed as Exhibit "A".

NOW THEREFORE, the undersigned, Jason W. Garner, as Administrator of the Estate of Shirley Ann Garner, Deceased, does hereby convey and warrant, for consideration credited to the estate and pursuant to the terms of said estate administration, to Jason W. Garner and Jeffrey S. Garner, in fee simple, and as tenants in common, the following described real estate, situated in Shelby County, Alabama, to-wit:

A 30 foot right of way for ingress and egress to and from and for access to the property heretofore conveyed to the grantees, as shown in Deed Book 269 at page 890, Office of Judge of Probate of Shelby County, Alabama, said 30 foot right of way being more particularly described as follows: Commence at the Northeast corner of the NE ¼ of SE ¼ of Section 26, Township 20 South, Range 4 West; thence run South along the East line of said quarter-quarter section a distance of 333.0 feet; thence turn an angle of 89 deg. 29 min. 37 ½ sec. to the right and run a distance of 345.0 feet to the point of beginning;

thence turn an angle of 89 deg. 29 min. 37 ½ sec. to the left and run a distance of 30 feet; thence turn an angle of 90 deg. 30 min. 22 ½ sec. to the left and run a distance 315.0 feet; thence turn an angle of 90 deg. 30 min 27 ½ sec. to the right and run a distance of 372.15 feet; thence turn an angle of 89 deg. 29 min. 37 ½ sec. to the right and run a distance of 247.50 feet; thence turn an angle of 89 deg. 29 min. 37 ½ sec. to the left and run a distance of 30 feet to the North line of said parcel as described in Deed Book 269 at page 890, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 90 deg. 30 min. 22 ½ sec. to the right and run along the North line of said property described in said Deed Book 269 at page 890, a distance of 277.50 feet to the East line of said quarter-quarter section; thence turn an angle of 89 deg. 29 min. 37 ½ sec. to the Left and run North along the East line of said quarter-quarter section a distance of 432.15 feet; thence turn an angle of 90 deg. 30 min. 22 ½ sec. to the Left and run a distance of 345.0 feet to the point of beginning.

Subject to any restrictions and reservations of record.

That the subject interest in property is conveyed pursuant to authority vested in the Administrator of the Estate of Shirley Ann Garner, Deceased, Shelby County Probate Case No: PR-2022-000124.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the said premises, as herein described, with the appurtenances unto the said Jason W. Garner and Jeffrey S. Garner, in fee simple, as tenants in common, to them and their heirs forever.

IN WITNESS WHEREOF, the said Jason W. Garner, as Administrator of the Estate of Shirley Ann Garner, deceased and with full authority, has hereunto set my hand and seal this the 17th day of August, 2022.

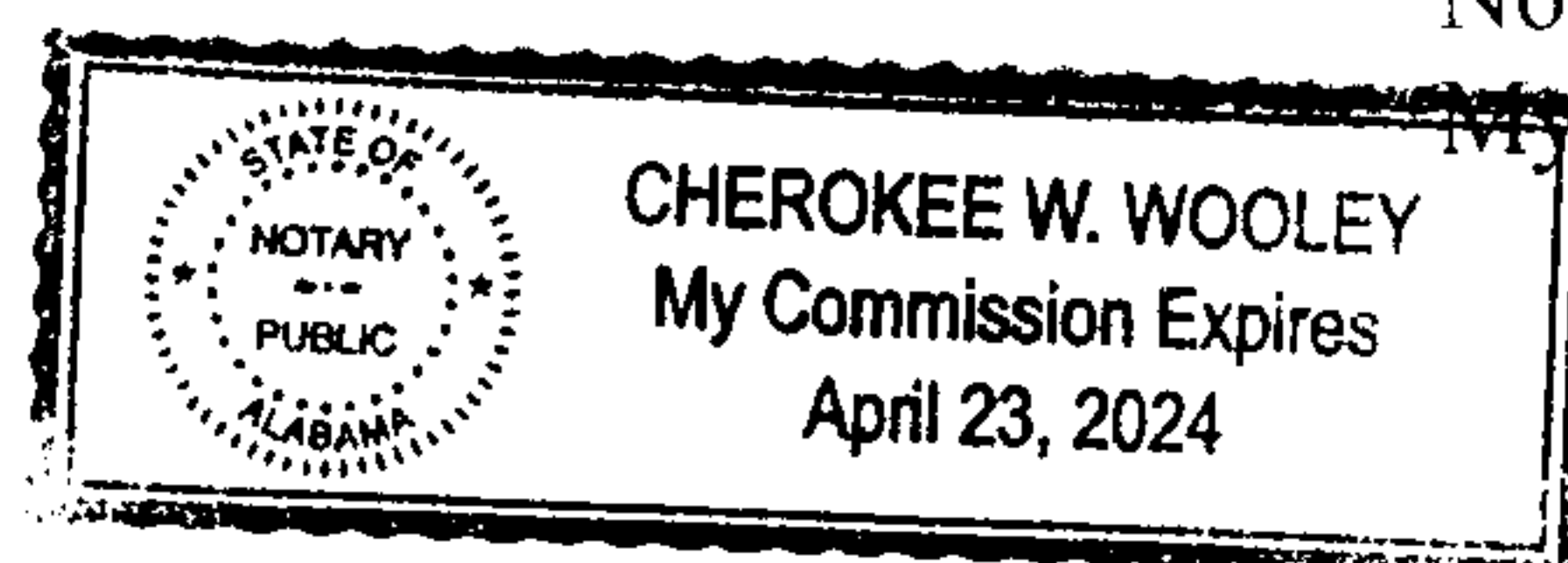
Jason W. Garner as Administrator
Jason W. Garner, as Administrator of the Estate of Shirley Ann Garner, Deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, hereby certify that Jason W. Garner, 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, he executed the same voluntarily as Administrator of said Estate on the day the same bears date.

Given under my hand and seal of this office this 17th day AUGUST, 2022.

Cherokee W. Wooley
Notary Public
My Commission Expires: APRIL 23, 2024



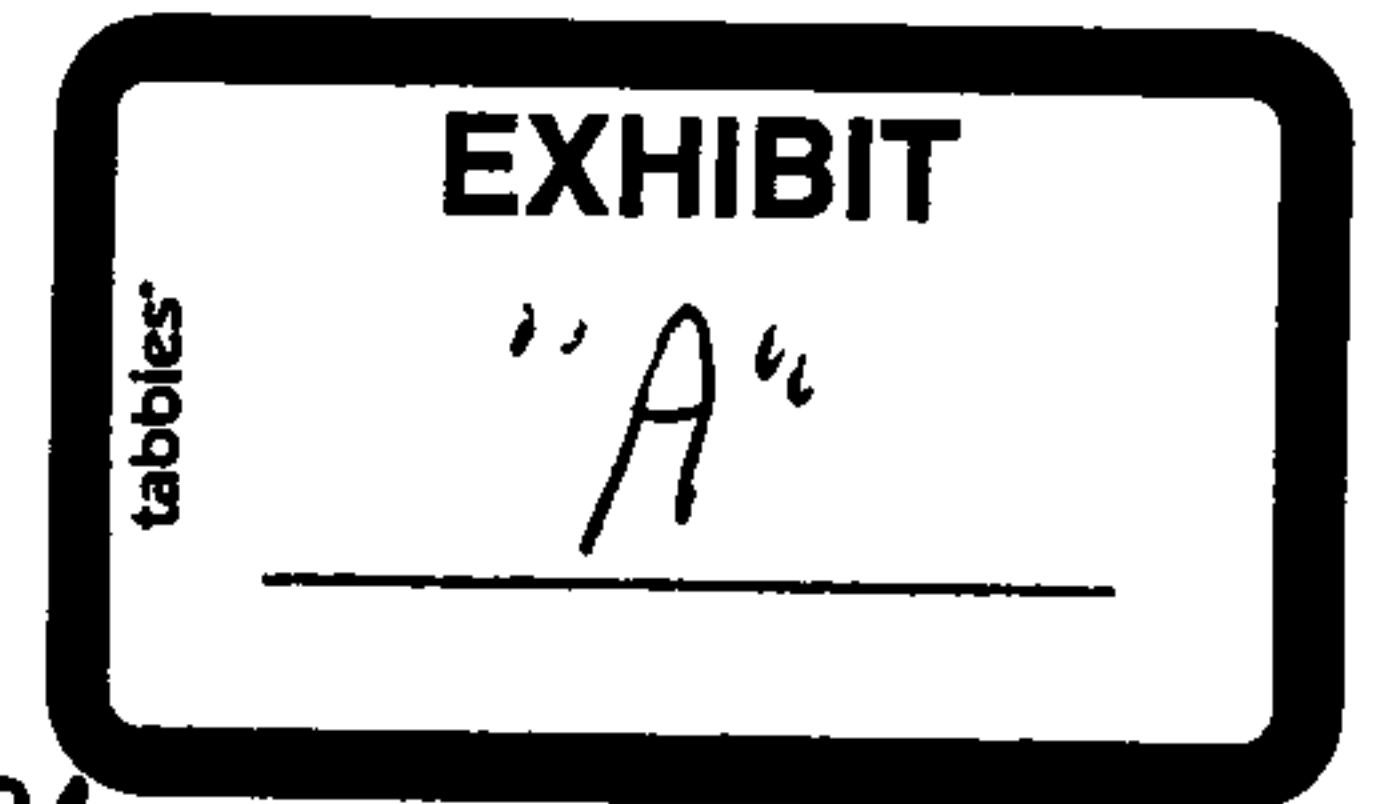


20220913000355290 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
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IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE NO. PR-2022-000124



LETTERS OF ADMINISTRATION

Letters of Administration on the estate of **SHIRLEY ANN GARNER**, are hereby granted to **JASON W. GARNER**, who has duly qualified and given bond in the amount of \$20,000.00 as such Personal Representative(s), 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, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under **Ala. Code, §43-2-843 (1975, as amended)** 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. Personal Representative is limited to receiving the bond amount. No other funds or assets shall be paid to Personal Representative without the posting of additional bond and further order of this Court. All remaining funds shall be paid directly to the Probate Court of Shelby County, Alabama to be held in its fiduciary account.

WITNESS my hand and dated this 10th day of February, 2022.

ALLISON S. BOYD
JUDGE OF PROBATE

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 of Administration 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 dated this 10th day of February, 2022.

CHIEF CLERK

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jason W. Garner</u>	Grantee's Name	<u>Jason W. Garner</u>
Mailing Address	<u>Administrative & Shing</u> <u>Ann Garner Estate</u> <u>190 Navy Slick Cir</u> <u>Helena, AL 35880</u>	Mailing Address	<u>Jason W. Garner</u> <u>150 W. Montgomery Cir</u> <u>Helena, AL 35880</u>
Property Address	<u>strip of land</u> <u>vacant land running through</u> <u>200 Navy Slick Cir</u> <u>Helena, AL 35880</u>	Date of Sale	<u>8/17/2022</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	<u>\$1.00</u>
		or	
		Assessor's Market Value \$	<u>Easement</u>

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 <u>Ex Assessor Shelly C</u>
☐ 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	<u>9/8/2022</u>	Print	<u>Charles L. Spivey, Attorney</u>
Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one