



20221102000410710 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/02/2022 11:09:55 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Joseph A. Fawal
FAWAL & SPINA
1330 21st 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" is the full legal description of the combined properties previously identified as Parcel ID No. 08 9 32 1 001 020.000, and 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. 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.



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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 19th day of October, 2022.



Sandra Fuller Barnes

NOTARY PUBLIC

My Commission Expires: 11.19.2023



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EXHIBIT "A" - LEGAL DESCRIPTION

LEGAL DESCRIPTION AS-SURVEYED

A tract of land, lying in the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northeast corner of said 1/4 section; thence South along the East line of said 1/4 section for a distance of 626.27 feet to a point; thence South 68 degrees 06 minutes 13 seconds West for a distance of 962.19 feet to a 1/2" rebar found at a point on the North line of The Villages of Westover, as recorded in Map Book 39, Page 9, in the Probate Office of said Shelby County and being the POINT OF BEGINNING of the tract herein described; thence South 68 degrees 04 minutes 11 seconds West for a distance of 382.95 feet to a 1/2" rebar found; thence North 04 degrees 14 minutes 00 seconds West for a distance of 630.06 feet to a 1/2" capped rebar found on the South right of way margin of Country Manor Drive (60' wide per RB 62, PG 34); thence North 85 degrees 00 minutes 36 seconds East along said right of way for a distance of 364.74 feet to a 1/2" rebar found; thence leaving said right of way, South 04 degrees 14 minutes 47 seconds East for a distance of 518.47 feet to the POINT OF BEGINNING. Containing 4.81 acres, more or less. Subjects to easements and rights of ways of record.

Real Estate Sales Validation Form

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

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

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

Property Address 210 Country Manor Dr.
Sterrett AL 35147

Date of Sale _____

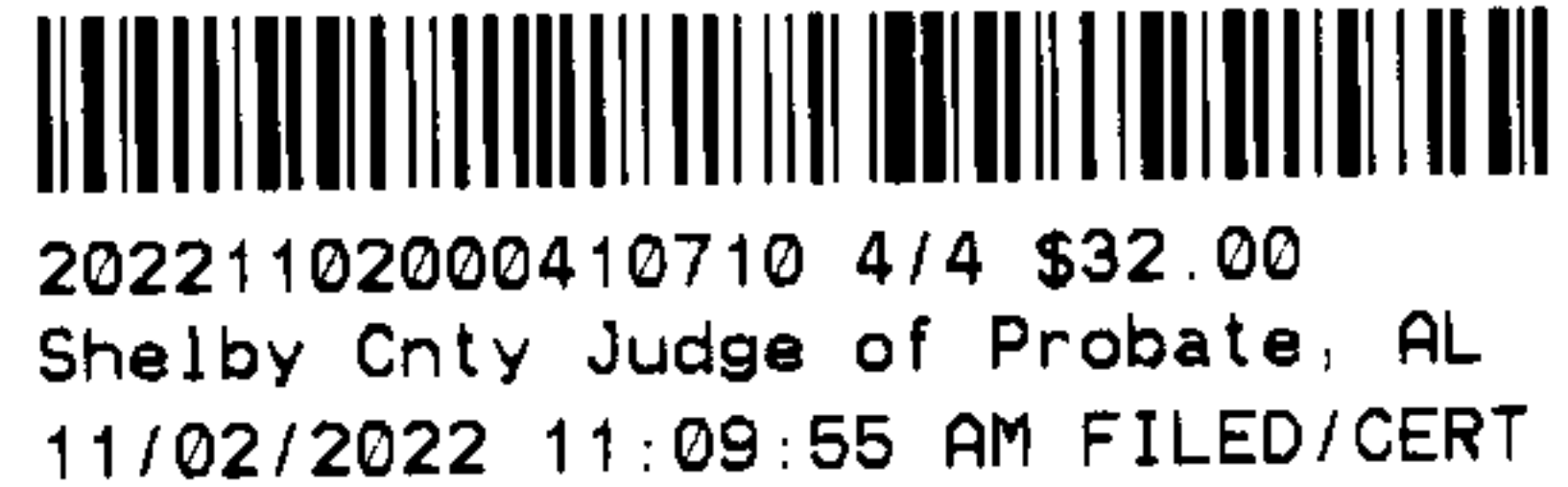
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



374,410.00

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 _____

Print Janice Grole Watkins

☐ Unattested

Sign Janice Grole Watkins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one