



20221118000427000 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/18/2022 11:00:09 AM FILED/CERT

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)

CORRECTED
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, executed a "Deed Of Conveyance By Administrator" which was recorded in the Probate Court of Shelby County, Alabama on September 13, 2022 at **instrument number 20220913000355280**, and this Corrected Deed of Conveyance By Administrator is now executed to correct the legal description in the earlier deed, and 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:

Begin at the NE corner of NE ¼ of SE ¼, Section 26, Township 20 South, Range 4 West; thence run South along East line of said NE ¼ of SE ¼ a distance of 765.15 feet for point of beginning; thence continue South along said East line a distance of 392.45 feet; thence turn right an angle of 89 deg. 29 min. 37 ½ sec. a distance of 555.0 feet, turn right an angle of 90 deg. 30 min. 22 ½ sec. a distance of 392.45 feet; turn right an angle of 89 deg. 29 min. 37 ½ sec. a distance of 392.45 feet; turn right an angle of 89 deg. 29 min. 37 ½ sec. a distance of 555.0 feet to point of beginning, being in the NE ¼ of SE ¼, Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, according to survey of W. B. Bennett, Registered Land Surveyor, dated August 20, 1971.

And additional real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast ¼ of the Southeast ¼ of Section 26. Township 20 South, Range 4 West; thence run South along the East line of said ¼-1/4 for a distance of 665.15 feet; thence turn an angle to the right of 89 degrees, 29 minutes, 37 seconds and run West for a distance of 218.00 feet; thence turn



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an angle to the left of 89 degrees, 29 minutes, 37 seconds and run South for a distance of 85.00 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 15.00 feet; thence turn an angle to the right of 89 degrees, 29 minutes, 37 seconds and run West for a distance of 100.00 feet; thence turn an angle to the right of 90 degrees, 30 minutes, 22 seconds and run North for a distance of 100.00 feet; thence turn an angle to the right of 89 degrees, 29 minutes, 37 seconds and run East for a distance of 100.00 feet to the point of beginning. Contains 1500 Square Feet, or 0.3443 Acre.

And LESS AND EXCEPT the following real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West; thence run south along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 765.15 feet; thence turn an angle of 89°29' 37" right and run a distance of 221.00 feet to the Point of Beginning; thence continue along last described course a distance of 148.0 feet; thence turn an angle of 90° left and run a distance of 105.0 feet; thence turn an angle of 90° left and run a distance of 148.0 feet; thence turn an angle of 90° and run a distance of 105.0 feet to the Point of Beginning, containing 0.36 acres, more or less.

Subject to any restrictions and reservations of record.

That the subject 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 ____ day of November, 2022.

Jason W. Garner as Administrator

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

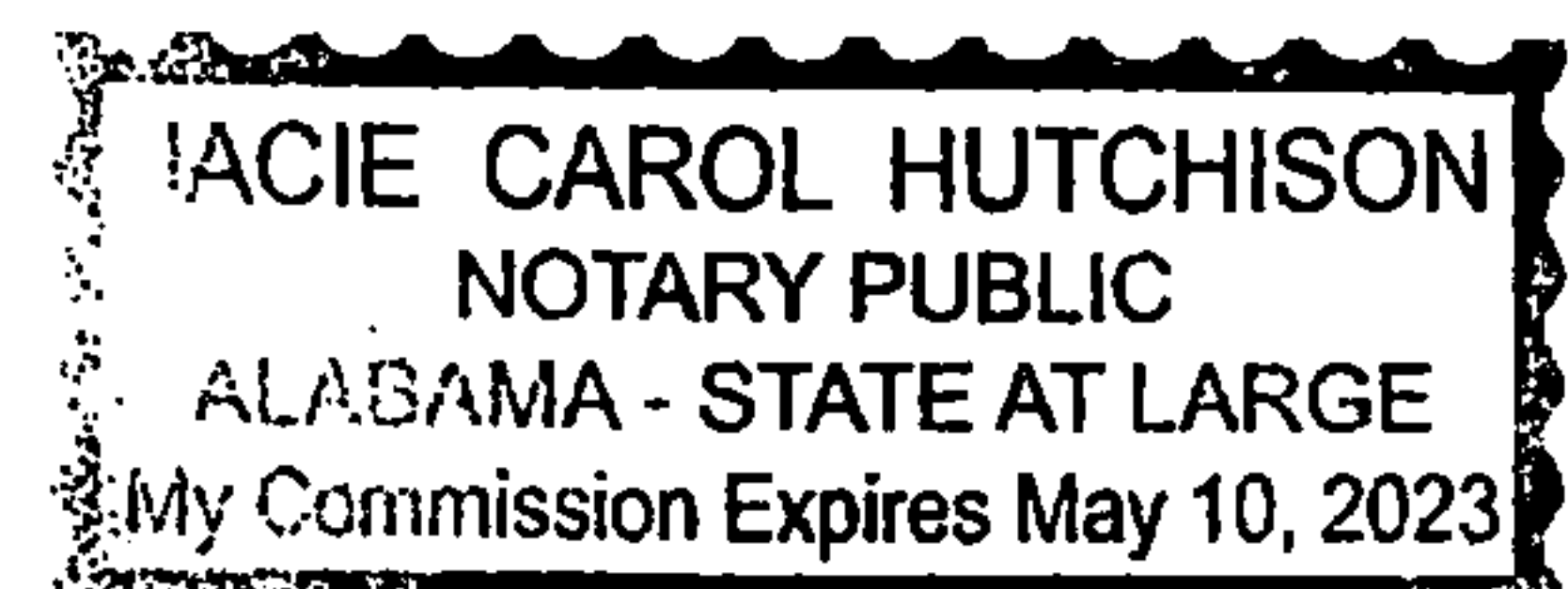
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 18th day November, 2022.

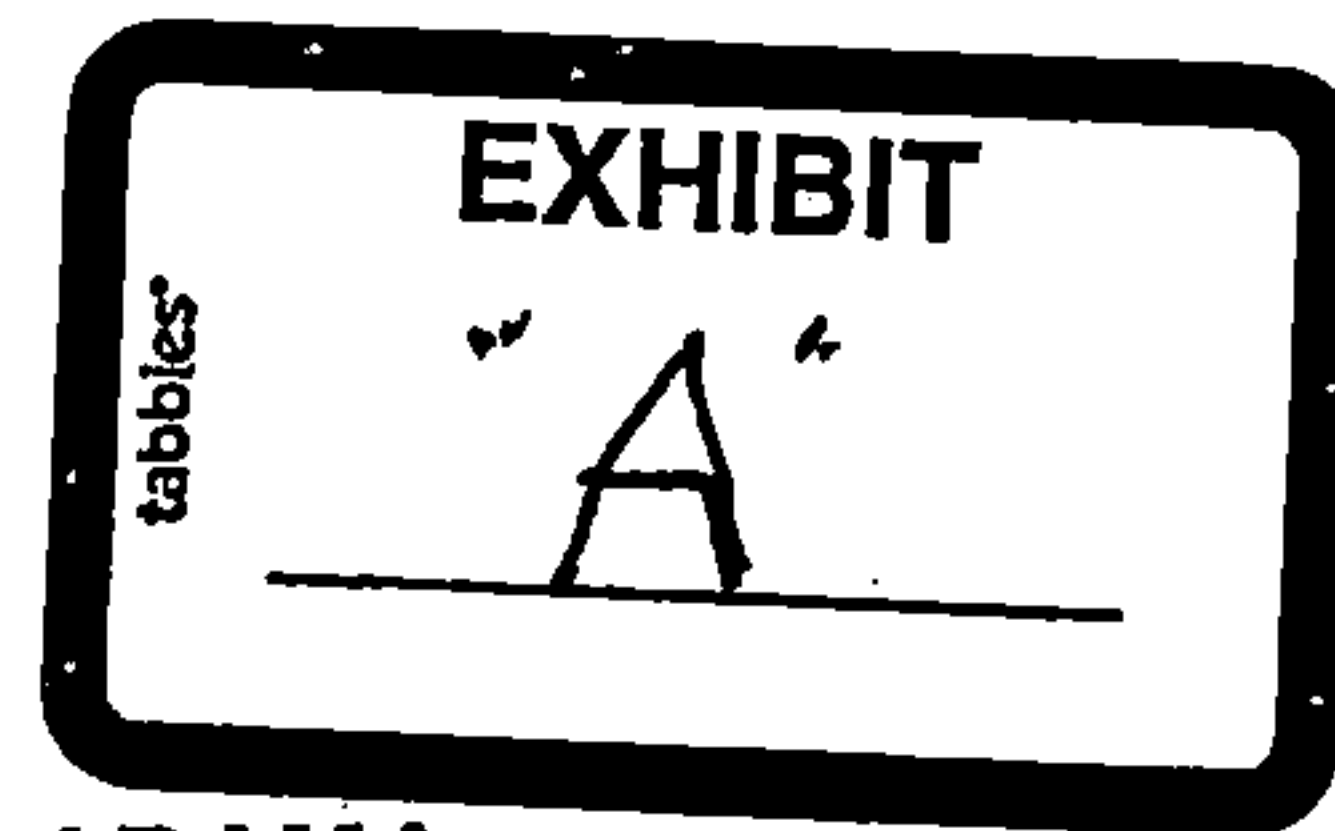
Jacie Carol Hutchison
Notary Public

My Commission Expires:





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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



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Real Estate Sales Validation Form



20220913000355280 4/4 \$166.00
Shelby Cnty Judge of Probate, AL
09/13/2022 12:48:24 PM FILED/CERT

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

Grantor's Name Jason W. Garner, AS Grantee's Name Jason W. Garner
Mailing Address Admin/strator Mailing Address Jason W. Garner
190 Honey Suckle Circle 190 Honey Suckle Cir
Helena, AL 35080 Helena, AL 35080

Property Address 200 Honey Suckle Circle Date of Sale 8/17/2022
Helena, AL Total Purchase Price \$ _____
35080 or
Actual Value \$ _____
or
Assessor's Market Value \$ 124,630.00

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 Tax Assessor/SHelby Co

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 8/17/2022

Print

Charles B. Spivey, Attorney

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1