

This Instrument prepared by:
Lindsey Eastwood
EASTWOOD ESTATE & PROBATE LAW
2001 Park Place, Suite 875
Birmingham, Alabama 35203
Book 255 Page 401

Mail Tax Notice to:
Joseph C. Stalnaker, Jr.
460 Highway 48
Wilsonville, AL 35186



20230308000064780 1/9 \$48.00
Shelby Cnty Judge of Probate, AL
03/08/2023 02:49:25 PM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed and delivered by **JOSEPH C. STALNAKER, JR.** as **PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA N. STALNAKER** deceased, *Case Number Case No. PR-2022-000390 in the Probate Court of Shelby County, Alabama*, the **GRANTOR**, to **JOSEPH C. STALNAKER, JR., an unmarried man; BARRY STALNAKER, an unmarried man; and CHERYL HUMPHERYS, a married woman, GRANTEES.**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on June 6, 1968, the real property described herein was conveyed by Agnes W. Nall to **JOSEPH STALNAKER** and **BARBARA ANN STALNAKER** as joint tenants with right of survivorship.

WHEREAS, on July 22, 2016, **JOSEPH STALNAKER** predeceased **BARBARA ANN STALNAKER**.

WHEREAS BARBARA N. STALNAKER, AKA BARBARA ANN STALNAKER died on December 9, 2021, and her Estate is being administered in the Shelby County Probate Court, *Case No. PR-2022-000390*. **JOSEPH C. STALNAKER** was appointed Personal Representative of the Estate pursuant to *Letters Testamentary* issued on June 6, 2022;

NOW, THEREFORE, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTOR** paid in hand by **GRANTEES** herein, the receipt of which is hereby acknowledged, the **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **JOSEPH C. STALNAKER, JR., an unmarried man; BARRY STALNAKER, an unmarried man; and CHERYL HUMPHERYS, a married woman, GRANTEES** as joint tenants in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

N½ of E½ of NE ¼ of NW 1/4, Section 4, Township 21, Range 1 East

Subject to the ad valorem taxes for the current year and all subsequent years.

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

TOGETHER WITH ALL AND SINGULAR the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTOR** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**.

Grantor hereby certifies that the above-described property does not constitute his homestead.

AND THE GRANTOR/S DOES HEREBY COVENANT with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.

[Signature(s) to Follow on Subsequent Page]



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IN WITNESS WHEREOF, the **GRANTOR** has hereunto set his hand and seal this
January 3, 2023.

JOSEPH C. STALNAKER

as Personal Representative of the Estate of
BARBARA N. STALNAKER, AKA
BARBARA ANN STALNAKER, deceased.

STATE OF ALABAMA
JEFFERSON COUNTY

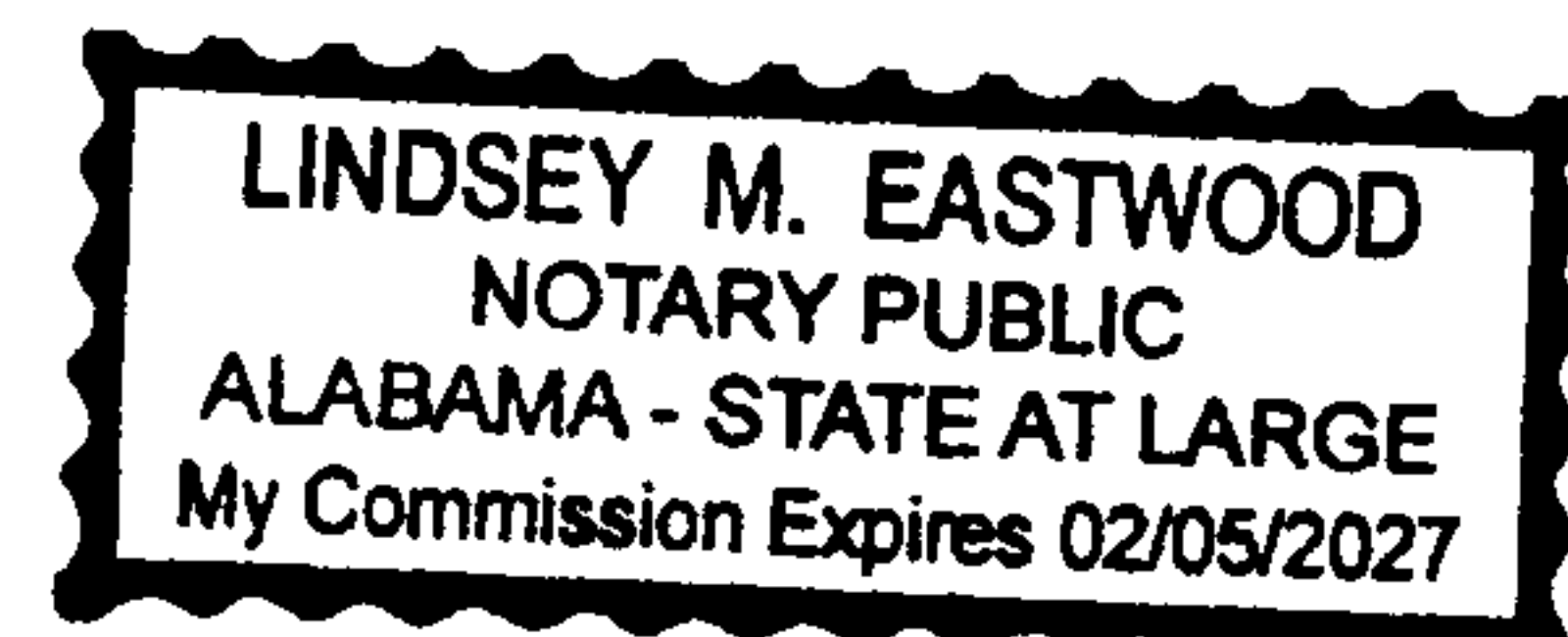
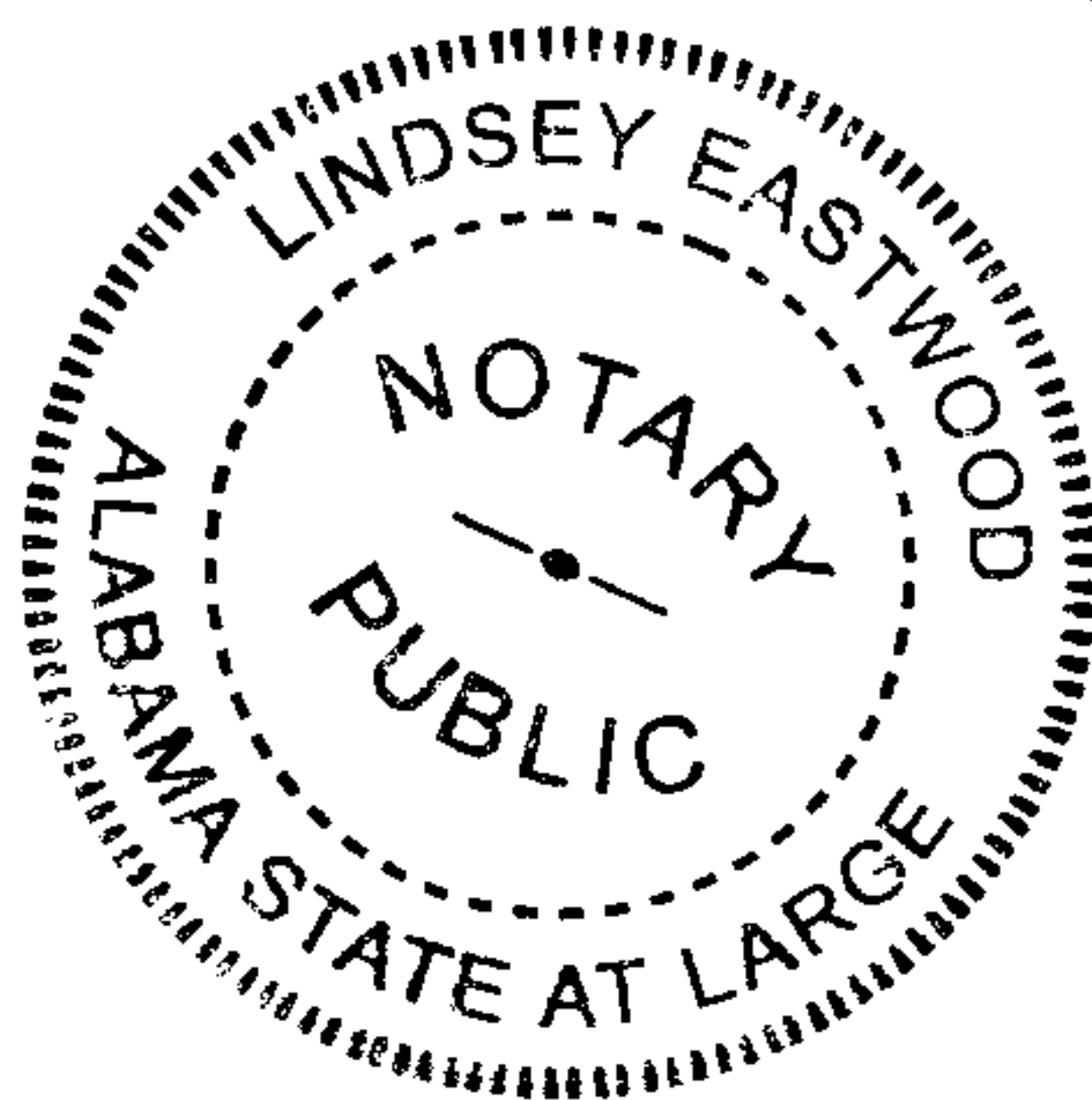
GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that **JOSEPH C. STALNAKER** ("Personal Representative"), whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the Estate, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **January 3, 2023**.

Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Joseph Stalnaker PR of the Estate of
Mailing Address Barbara Stalnaker
460 Hwy 48
Wilsonville, AL 35186

Grantee's Name Joseph Stalnaker, Barry Stalnaker, and
Mailing Address Cheryl Humpherys
460 Hwy 48
Wilsonville, AL 35186

Property Address 460 Hwy 48
Wilsonville, AL 35186

Date of Sale 1/3/23

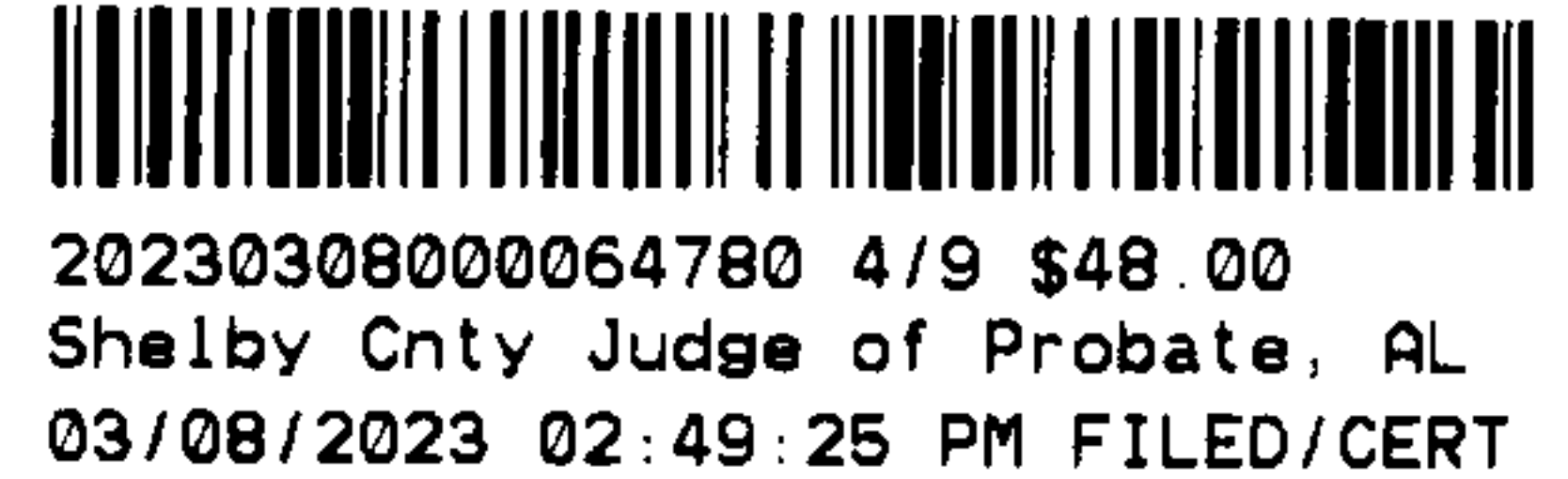
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$333,220.00



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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Value
☐ 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 3/7/23

☐ Unattested

(verified by)

Print Lyndee Carter

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

LETTERS TESTAMENTARY

20230308000064780 5/9 \$48.00
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**THE STATE OF ALABAMA
COURT OF PROBATE**

**SHELBY COUNTY
CASE NO. PR-2022-000390**

The Will of **BARBARA N. STALNAKER (AKA BARBARA ANN STALNAKER)**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **JOSEPH C. STALNAKER JR.**, 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 6th day of June, 2022.

Allison S. Boyd

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 **JOSEPH C. STALNAKER JR.**, as Personal Representative(s) of the Will of **BARBARA N. STALNAKER (AKA BARBARA ANN STALNAKER)**, 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 6th day of June, 2022.

Kimberly A. Melton

CHIEF CLERK

STATE OF ALABAMA)

JEFFERSON COUNTY)

Last Will and Testament

OF

BARBARA N. STALNAKER

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Shelby Cnty Judge of Probate, AL
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I, Barbara N. Stalnaker, of Jefferson County, Alabama, being of sound mind and disposing memory, do hereby make, publish and declare this as and for my Last Will and Testament.

I hereby expressly revoke any and all former Wills and Codicils by me made any time heretofore.

FIRST: It is my will and desire and I so direct that all of my just debts be paid by me Executor, hereinafter named, with all convenient speed.

SECOND: All the rest, residue and remainder of my property, whether real, personal or mixed, and choses in action, wheresoever situate, I hereby give, devise and bequeath to my beloved husband, Joseph C. Stalnaker, Sr., to be his absolutely and in fee simple.

THIRD: In the event my husband should predecease me, or in the event of a common disaster, then in either event, all the rest, residue and remainder of my property, whether real, personal or mixed, and choses in action, wheresoever situate, I hereby give, devise and bequeath to my children, Joseph C. Stalnaker, Jr., Barry Stalnaker, and Cheryl Stalnaker, to be theirs absolutely and in fee simple, they to share and share alike.

FOURTH: I nominate and appoint as Executor of this my Last Will and Testament my husband, Joseph C. Stalnaker, Sr., and direct that he be allowed to serve as such without bond and without accounting to any court as to his execution of this Will.

FIFTH: I hereby grant and give unto my said Executor full power and authority to sell, mortgage, transfer, assign, pledge, manage, invest, reinvest, and otherwise deal with and dispose of any and all property owned by me, or to which I may be entitled and which shall constitute a part of my estate at my death, whether real, personal or mixed, at private or public sale, without order of court or accounting to any court with respect thereto.

Barbara N. Stalnaker (s.)
Barbara N. Stalnaker

SIXTH: In the event of a common disaster, or in the event my husband should predecease me, then in either event I nominate and appoint as Successor Executor of this my Last Will and Testament, Joseph C. Stalnaker, Jr., and direct that he be allowed to serve as such without bond and without accounting to any court as to his execution of this will.

SEVENTH: In the event of a common disaster, or in the event my husband should predecease me, and if, at the time, any of my children are minors, then in either event I nominate and appoint as Legal Guardian of my children, Joseph C. Stalnaker, Jr.

The omission on my part to devise and bequeath any part of my estate to any of my relatives and to anyone other than those heretofore named hereinabove of this Will is purposely made by me.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on this the 9th day of May, 1978.

Barbara N. Stalnaker
Barbara N. Stalnaker

On this the 9th day of May, 1978, the above named Testatrix, Barbara N. Stalnaker, signed, published and declared the foregoing instrument as and for her Last Will and Testament, consisting of one page and this sheet, who, in her presence, at her request, and in the presence of each other, all being present at the same time, the Testatrix first, have hereunto subscribed our names as attesting witnesses.

WITNESS:

ADDRESS:

Alan Summers

1275 Center Court Rd, Bham

Frances P. Hancock

1628 Boliviah Lane, Bham, AL 35215

This instrument was prepared by



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(Name)..... 281

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Agnes W. Nall, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Stalmaker and Barbara Ann Stalmaker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

N $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 4, Township 21, Range 1 East.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of June, 1968.

WITNESS:

(Seal)

Agnes W. Nall (Seal)
Agnes W. Nall

Joseph Stalmaker and Barbara Ann Stalmaker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

$N\frac{1}{2}$ of $E\frac{1}{2}$ of $NE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 4, Township 21, Range 1 East.



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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of June, 1968.

WITNESS:

_____(Seal)

Agnes W. Nall (Seal)
Agnes W. Nall

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Agnes W. Nall, a widow whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A. D., 1968

Martha B. Joiner
Notary Public.