

This instrument was prepared by:
Jill T. Karle, Esq.
105 North Main Street
Columbiana, AL 35051

WITHOUT EXAMINATION OF
TITLE OR CERTIFICATION TO
CORRECTNESS OF DESCRIPTION



20230504000133220 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2023 02:37:01 PM FILED/CERT

Please Send Tax Notice To:
Joan Dolores Breland
250 County Ridge Road
Montevallo, AL 35115

ADMINISTRATOR DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE, made and entered into this the 4th day of May, 2023 by and between, Joan Dolores Breland, an unmarried woman, conveying property that is part of her homestead, as Administrator of the Estate of Donald Ardell Breland, Deceased, (hereinafter referred to as Grantor), and Joan Dolores Breland, an unmarried woman. (Hereinafter referred to as Grantee), and

WHEREAS, Donald Ardell Breland, a resident of Shelby County, Alabama, died testate on the August 16, 2018, and Letters of Administration With Will Annexed were duly issued to Joan Dolores Breland by the Probate Court of Shelby County, AL, Case No.: PR-2022-998 and that under and by the virtue of said Letters of Administration With Will Annexed, Joan Dolores Breland was appointed Administrator of the Estate of Donald Ardell Breland, deceased, has been regularly and duly appointed as such, and is still acting in such capacity; that under and by the virtue of the terms and conditions of the Letters of Administration With Will Annexed, the said Administrator has full power and authority to dispose of said property as herein disposed.

NOW, THEREFORE, Joan Dolores Breland by the powers conferred by law, and every other power, and in conformity with and pursuant to the authority of the said Letters of Administration With Will Annexed, does hereby grant, bargain, sell, and convey unto said Grantee, Joan Dolores Breland, her heirs and assigns forever, in Fee simple, all of that certain property located in Shelby County, Alabama, with a street address of 250 County Ridge Road, Montevallo, AL 35115 and legally described as follows, to-wit:

See attached Exhibit "A" for legal description.

SUBJECT TO:

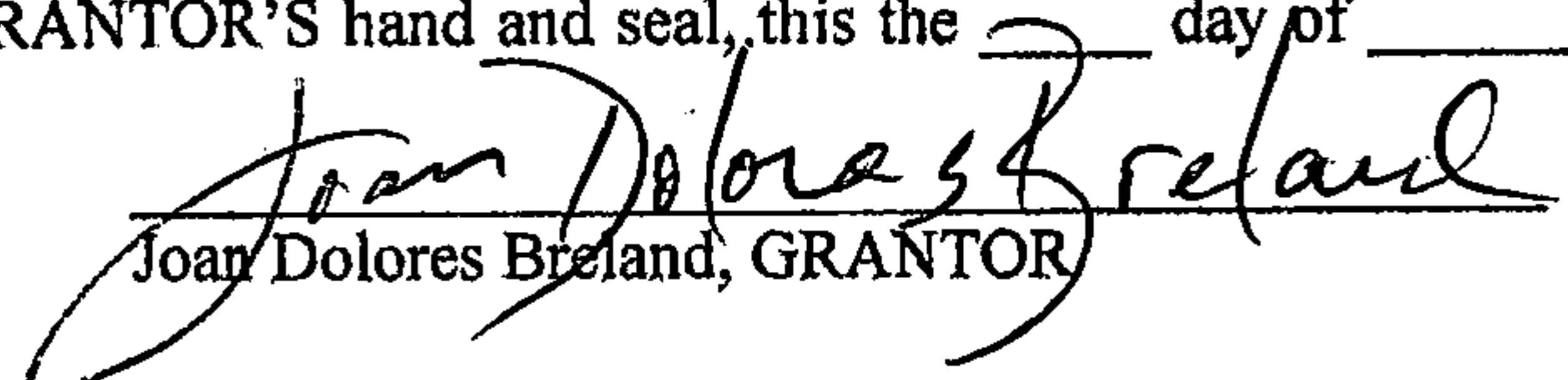
1. Ad Valorem taxes due and payable October 2002.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Enroachments, rights of ways, building set back lines, as shown on recorded plat.

TO HAVE AND TO HOLD to the said GRANTEE, in Fee Simple, her heirs, executors, administrators, and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, her heirs, executors, administrators, and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators, and assigns, forever, against the lawful claims of all persons.

No liability is assumed for possible unfilled mechanic's or materialmen's liens.

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 4th day of May, 2023.


Joan Dolores Breland, GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

20230504000133220 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2023 02:37:01 PM FILED/CERT

I, Jill T. Karle, a Notary Public in and for said County and State, hereby certify that
Joan Dolores Breland, whose name is signed to the foregoing Disclosure and who is known to me, who being first duly
sworn on oath, acknowledged before me on this day, that being informed of the contents of said Disclosure, she executed the
same voluntarily on the day the same bears date.

Given under my hand this the 4th day of May, 2023.

SEAL

Jill T. Karle
Notary Public
My Commission Expires: 10-14-24



20230504000133220 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2023 02:37:01 PM FILED/CERT

EXHIBIT A

A parcel of land in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North $00^{\circ} 32' 11''$ West a distance of 1024.4 feet to the point of beginning; thence continue last described course a distance of 326.61 feet; thence run East a distance of 671.0 feet; thence run South $00^{\circ} 26' 24''$ East a distance of 352.8 feet; thence run North $86^{\circ} 06' 08''$ West a distance of 671.0 feet to the point of beginning.

ALSO: A 60 foot right of way for ingress and egress and utilities, 30 feet on each side of the following described centerline: Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase I as recorded in Map Book 11, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along an extension of the West line of said lot 30.13 feet to the centerline of County Hills Drive, a public road dedicated by said map and the point of beginning of said right of way.

Thence turn right $95^{\circ} 28' 04''$ and run West 115.69 feet to the point of a clockwise curve having a delta angle of $20^{\circ} 53' 19''$ and a radius of 1898.73 feet; thence run along the arc of said curve 592.23 feet; thence continue Northwest and tangent to said curve 350.66 feet to the point of a counter clockwise curve having a delta angle of $23^{\circ} 21' 25''$ and a radius of 610.89 feet; thence turn along the arc of said curve 249.06 feet to a point on the West line of Section 34, Township 21 South, Range 3 West; thence run West, parallel to and 30 feet North of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence turn right $87^{\circ} 46' 48''$ and run North along the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34, a distance of 1321.24 feet to the end of said centerline.

Real Estate Sales Validation Form



20230504000133220 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2023 02:37:01 PM FILED/CERT

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

Grantor's Name Joan Dolores Ireland
Mailing Address 250 County Ridge Rd
Montevallo, AL 35115

Grantee's Name Joan Dolores Ireland
Mailing Address 250 County Ridge Rd
Montevallo, AL 35115

Property Address 250 County Ridge Rd
Montevallo, AL 35115

Date of Sale May 4, 2023 (Administrative Deed)
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 320,800.00

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

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 May 4, 2023

Unattested

(verified by)

Print Joan Dolores Ireland

Sign Joan Dolores Ireland

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1