

THIS INSTRUMENT PREPARED BY:

Jackson M. Payne
Leitman, Siegal & Payne, P.C.
1927 First Avenue North, Suite 101
Birmingham, Alabama 35203

SEND TAX BILL TO:

Beverly L. Findley
44 Highway 408
Shelby, AL 35143

STATE OF ALABAMA)
COUNTY OF SHELBY)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Richard Steven Findley (aka Richard S. Findley Sr., aka Richard Findley, aka Richard S. Findley) (the "decedent") died testate on February 3, 2023 and his Last Will and Testament was filed of record in the Probate Court of Shelby County, Alabama on March 1, 2023, Case No. PR-2023-000222; and

WHEREAS, the undersigned Grantor is the duly appointed Personal Representative of the Estate of Richard Steven Findley, Deceased, and is presently serving in such capacity;

WHEREAS, the Grantee (defined below) is the sole beneficiary under the Decedent's Will; and

WHEREAS, the undersigned Grantor desires to transfer and convey the real estate described herein to the Grantee as provided herein.

NOW, THEREFORE, that in accordance with the Last Will and Testament of Richard Steven Findley and for other consideration, the receipt and sufficiency of which are hereby acknowledged, Beverly Colvard Findley, as the Personal Representative of the Estate of Richard Steven Findley, Deceased (herein called the "Grantor"), does hereby grant, bargain, sell and convey unto Beverly L. Findley (herein called the "Grantee"), the real estate situated in Shelby County, Alabama and described as follows:

A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION
11, TOWNSHIP 24, RANGE 15 EAST, SHELBY COUNTY, ALABAMA,
BOUNDED AS FOLLOWS:

ON THE NORTH BY PROPERTY CONVEYED TO VASTEX, INC. BY
DEED RECORDED IN BOOK 299, PAGE 882; ON THE WEST BY A

PUBLIC ROAD; ON THE EAST BY LAY LAKE; AND ON THE SOUTH BY THE SOUTH LINE OF THE SOUTHEAST ¼ OF NORTHEAST ¼ OF SECTION 11, TOWNSHIP 24, RANGE 15 EAST, BEING SITUATED IN SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD, unto the Grantee, and the Grantee's heirs, personal representatives, successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2023 and thereafter; and (ii) easements, restrictions and rights of way of record.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the undersigned, Beverly Colvard Findley, as Personal Representative of the Estate of Richard Steven Findley, Deceased, has hereunto set her hand and seal this 22nd day of May, 2023.

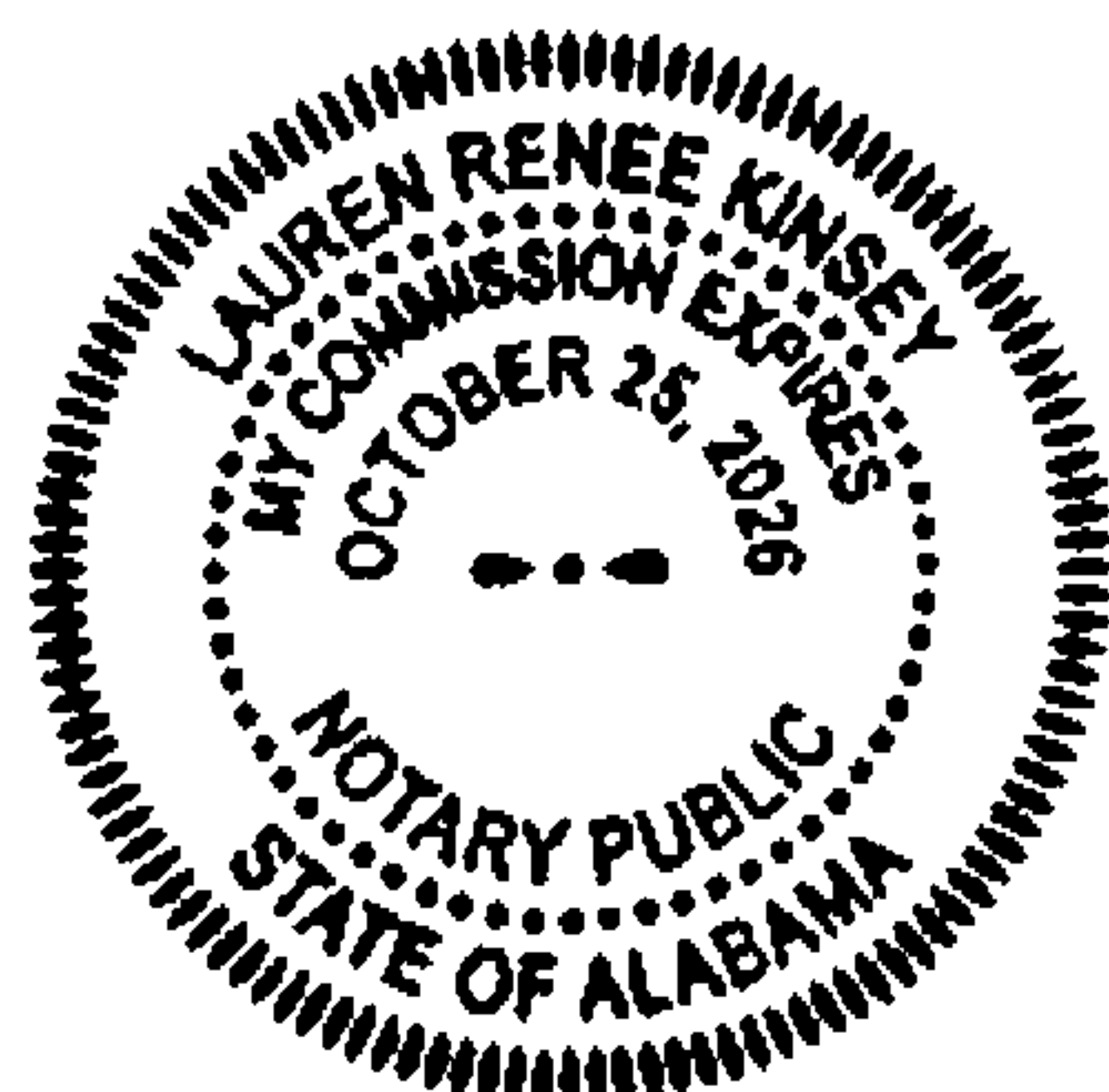
GRANTOR:

Beverly Colvard Findley
Beverly Colvard Findley, as Personal
Representative of the Estate of Richard Steven
Findley, Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

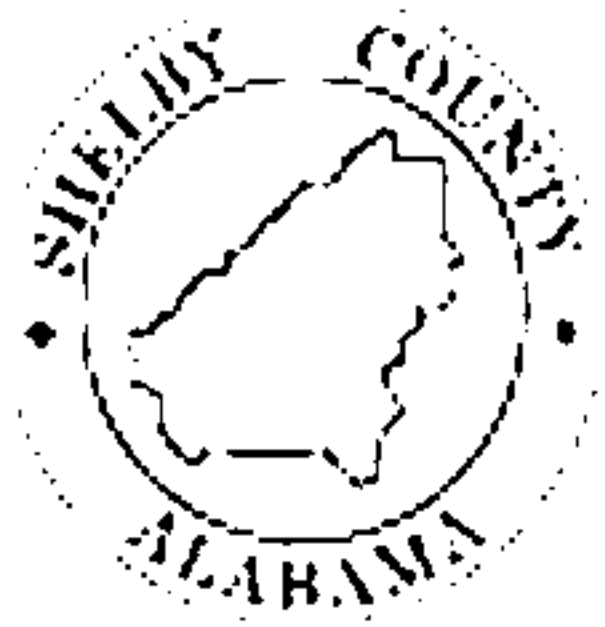
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Beverly Colvard Findley, whose name as Personal Representative of the Estate of Richard Steven Findley, Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2023.



Lauren Kinsey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/25/26

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2023 12:22:09 PM
 \$32.00 JOANN
 20230522000151160



Real Estate *Allen S. Bayl* **tion Form**
This Document is filed in accordance with the Code of Alabama 1975, Section 40-22-1

GRANTOR'S NAME: BEVERLY COLVARD FINDLEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD STEVEN FINDLEY, deceased (Shelby County Probate Court, Columbiana, Alabama Case # PR-2023-000222)	GRANTEE'S NAME: BEVERLY L. FINDLEY
MAILING ADDRESS: 44 Highway 408 Shelby, AL 35143	MAILING ADDRESS: 44 Highway 408 Shelby, AL 35143
PROPERTY ADDRESS: Parcel No.: 33-1-11-0-001-033.003 44 Highway 408 Shelby, AL 35143	DATE OF DEED: 5/22/23 TOTAL PURCHASE PRICE: \$ N/A ACTUAL VALUE: \$ N/A ACCESSOR'S MARKET VALUE: \$170,380.00 EXCEPTION TO RECORDING FEE: THIS DEED IS EXECUTED FOR A NOMINAL CONSIDERATION TO PERFECT TITLE AND TO CARRY OUT THE PROVISIONS OF LAST WILL AND TESTAMENT AS FILED IN PROBATE COURT OF SHELBY COUNTY, COLUMBIANA, ALABAMA CASE # PR-2023-000222.
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 Assessor's Market Value THIS INSTRUMENT PREPARED BY: Jackson M. Payne Leitman Siegal & Payne PC 1927 First Ave. North, Suite 101 Birmingham, AL 35203 205-986-5037	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 <u>Code of Alabama 1975</u> Section 40-22-1(h). AGENT: Sign: <i>Jackson M. Payne</i> Jackson M. Payne, Attorney at Law Subscribed, and sworn to before me this 22nd day of May, 2023. <i>Lauren Kunsery</i> Notary Public Commission Expires: 10/25/26

