

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW, LLC
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:
Joshua Houston Shaw
255 Hwy. 435
Columbiana, Alabama 35051

EXECUTOR’S DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of One Dollar, and in accordance with the instructions in the Will of GAYLE SHAW, deceased, paid to Executor by grantee, the receipt of which is acknowledged, Executor hereby grants, bargains, sells and conveys unto Joshua Houston Shaw, (herein referred to as GRANTEE), all the right, title and interest of Gayle Shaw, deceased, in and to the following described real property situated in Shelby County, Alabama, per the Will of SUSAN GAYLE SHAW, Shelby County Probate Court Case No. PR 2022-000045, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of Southeast 1/4 of Section 21, Township 21, Range 1 East, which point is marked by an iron pin; thence run North 7 degrees 00 minutes West on a magnetic bearing, a distance of 940.89 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 87 degrees 51 minutes to the left and run South 85 degrees 09 minutes West along a line being parallel to and 6 feet north of a rail fence marking the north boundary of the McDaniel property a distance of 249.4 feet to a point; thence turn an angle of 99 degrees 05 minutes to the right and run North 4 degrees 14 minutes East a distance of 188.9 feet to a point; thence turn an angle of 103 degrees 11 minutes to the right and run South 72 degrees 35 minutes east a distance of 236.6 feet to a point; thence turn an angle of 67 degrees 21 minutes to the right and run South 5 degrees 14 minutes East a distance of 96.8 feet to the point of beginning. Said parcel is situated in Southeast 1/4 of said Section 21, and being 0.8 acres, more or less. Less and except any part of subject property now a part of a roadway and/or waterway; also subject to easements and rights-of-way of record and transmission line permit to the Alabama Power Company in Deed Book 172, Page 422, in the Probate Office of Shelby County, Alabama. Oil, gas and mineral and mining rights and all rights incident thereto, including release of damages, excepted.

Gayle Shaw was the surviving grantee of that certain deed recorded in Instrument Number #1992-11822 in said Probate Office, the other grantee therein, Houston Shaw, having died on the 22nd day of July, 2015.

together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which Gayle Shaw had in her lifetime and at the time of her death, and which Executor has, by virtue of the Will of Susan Gayle Shaw, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever,



20230613000177990 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
06/13/2023 04:06:55 PM FILED/CERT

together with every contingent remainder and right of reversion.

Executor, for himself, his heirs, executors, and administrators, agree with the Grantee that he is lawfully the Executor of the estate of Susan Gayle Shaw and has power to convey as aforesaid. Executor further covenants that he has in all respects made this conveyance pursuant to the authority granted by the Will of Susan Gayle Shaw, and that he has not done or suffered any act since he became Executor as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Executor has executed this deed on this the 12th day of June, 2023

Joshua Houston Shaw as Executor
of the Last Will and Testament of Susan
Gayle Shaw, deceased

Joshua Houston Shaw, as
Executor of the Last Will and Testament of
Susan Gayle Shaw, deceased

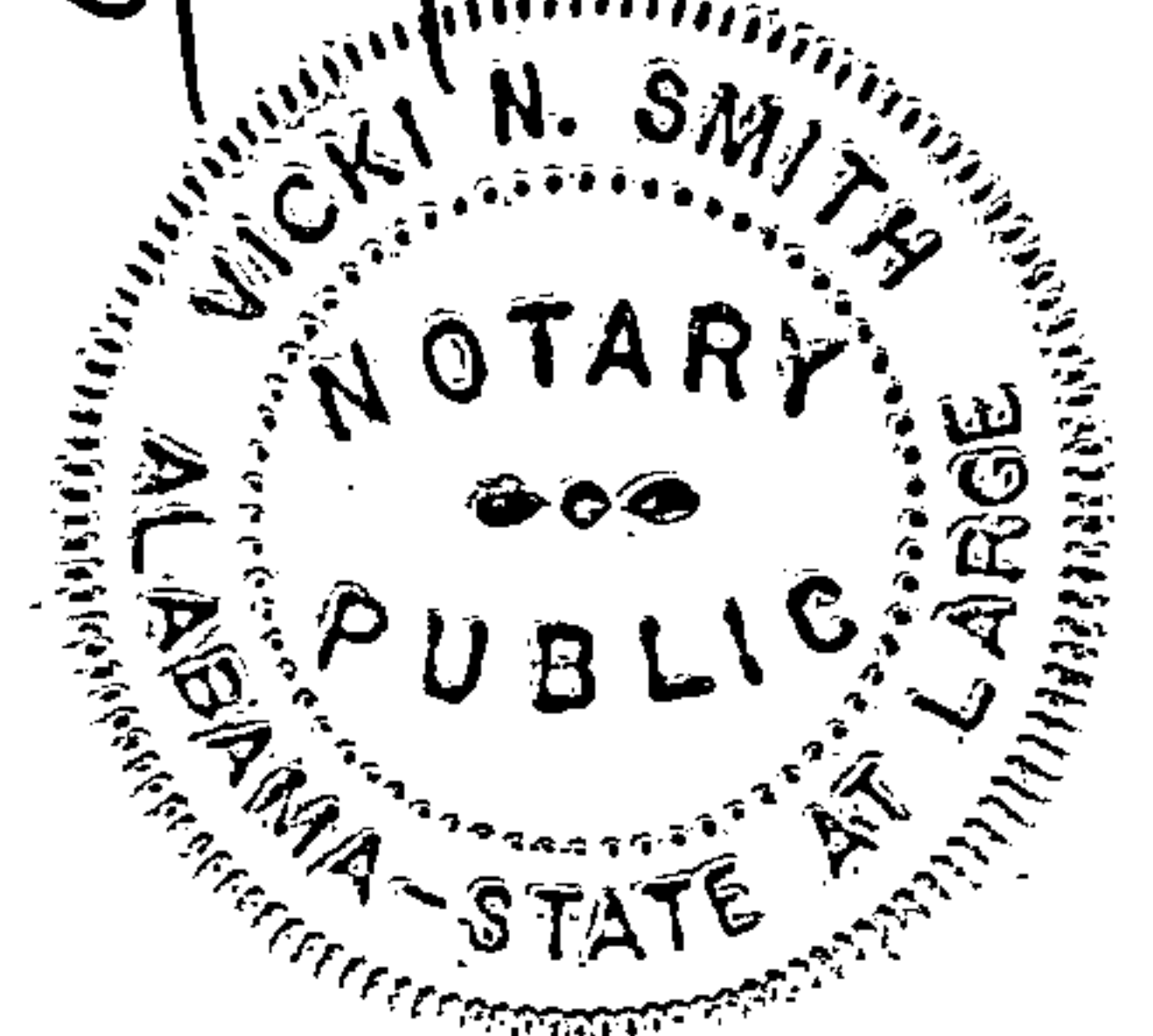
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joshua Houston Shaw, whose name as Executor of the Last Will and Testament of Susan Gayle Shaw, deceased, is signed to the foregoing conveyance, and who is known to me to be such Executor, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity as such Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 12th day of June, 2023.

Vicki N. Smith
Notary Public
My Commission Expires: 3/22/27



Real Estate Sales Validation Form

* Transfer from Estate PR-2022-45

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

Grantor's Name Estate of Susan Gayle Shaw
Mailing Address 255 Hwy. 435
Columbiana, AL 35051

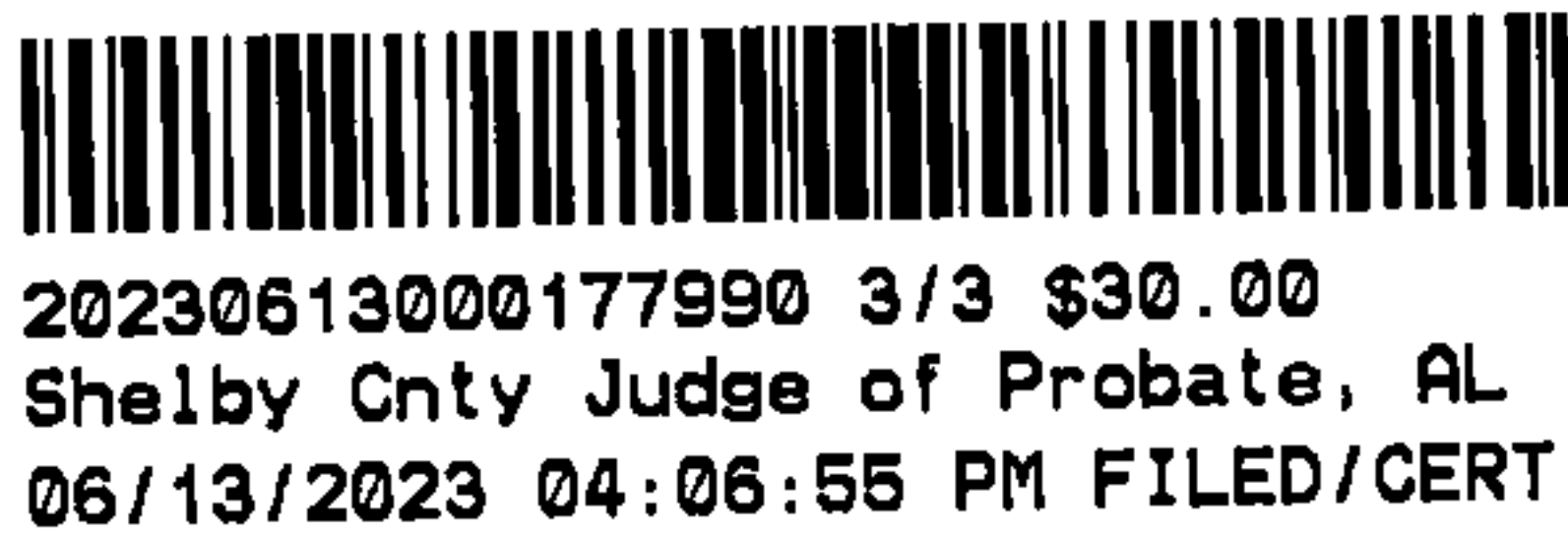
Grantee's Name Joshua Houston Shaw
Mailing Address 255 Hwy 435
Columbiana, AL 35051

Property Address 255 Hwy. 435
Columbiana, AL 35051

Date of Sale 6/12/23
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 103,320.00



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's Value

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 6/12/23

Print Joshua Houston Shaw

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1