

Send Tax Notice To:

Jeffery Michial Abbott
(a/k/a Jeffrey Michial Abbott)
1045 Highway 9
Wilsonville, Alabama 35186

This instrument prepared by:

Ellis, Head, Owens, Justice, Arnold & Graham
Attorneys at Law
Columbiana, Alabama 35051



20231006000299660 1/5 \$87.00
Shelby Cnty Judge of Probate, AL
10/06/2023 03:27:56 PM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Sarah Virginia Abbott (a/k/a Sarah M. Abbott) died testate on or about February 5, 2023, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on April 2, 2023, and issued Letters Testamentary on said date to Brenda Abbott Holmes in Case No. PR-2023-000310, and

WHEREAS, Brenda Abbott Holmes was duly and properly appointed as Personal Representative of the Estate of Sarah Virginia Abbott (a/k/a Sarah M. Abbott), deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Sarah Virginia Abbott (a/k/a Sarah M. Abbott), deceased, and

WHEREAS, the said Brenda Abbott Holmes has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Sarah Virginia Abbott.

Shelby County, AL 10/06/2023
State of Alabama
Deed Tax: \$52.00



20231006000299660 2/5 \$87.00
Shelby Cnty Judge of Probate, AL
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NOW, THEREFORE, pursuant to Last Will and Testament of Sarah Virginia Abbott and the authority granted to the undersigned Personal Representative, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, I, the undersigned, Brenda Abbott Holmes, as Personal Representative of the Estate of Sarah Virginia Abbott (a/k/a Sarah M. Abbott), deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Jeffery Michial Abbott (a/k/a Jeffrey Michial Abbott) (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1 of the S M Abbott Subdivision, as shown in the Survey of S M Subdivision recorded in Map Book 58, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Attached hereto as Exhibit A is a copy of the Survey of S M Abbott Subdivision, prepared by Surveying Solutions, Inc.

TO HAVE AND TO HOLD to the said Grantee, Jeffery Michial Abbott (a/k/a Jeffrey Michial Abbott), his heirs and assigns forever.

And I do, as Personal Representative of the Estate of Sarah Virginia Abbott (a/k/a Sarah M. Abbott), deceased, covenant with the said Grantee, his heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of October, 2023.

ESTATE OF SARAH VIRGINIA
ABBOTT (a/k/a SARAH M. ABBOTT,
Deceased

By: Brenda Abbott Holmes
Brenda Abbott Holmes, Personal
Representative

STATE OF ALABAMA)
SHELBY COUNTY)



20231006000299660 3/5 \$87.00
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I, the undersigned, a notary public in and for said County, in said State, hereby certify that Brenda Abbott Holmes, whose name as Personal Representative of the Estate of Sarah Virginia Abbott (a/k/a Sarah M. Abbott), deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, 2023.

Notary Public

My commission Expires: 7/12/2027



[illegible]

GRAPHIC SCALE: 1" = 60'

SHREVEPORT COUNTY NOTES:

- a. All easements on this map, for public utilities, utilities services, storm sewers, storm drains, and may be used for such purposes as may be determined by the Shreveport City Council. Shreveport County is not responsible for the maintenance of any easements shown on this plat except of the public right-of-way.
- b. Contractor and/or developer are responsible for providing building area free of drainage obstructions.
- c. No further subdivision of any parcel shown hereon shall be allowed with out the prior approval of the Shreve County Planning Commission.
- d. Drivers shall be restricted to this location as shown on the plat. Driveway access permit required prior to installation of driveway(s). Contact the Shreve County Highway Department at 601-363-0610 to obtain access permit.
- e. This property is located in Flood Zone X as shown on the latest Federal Insurance Rate Maps (Panel Number 0117C0436 dated February 20, 2013).
- f. Maintenance of detention ponds and all associated structures and improvements are the responsibility of the Homeowners Association.
- g. Any construction or encroachment in a designated flood plain must comply with the Shreve County Flood Damage Prevention Ordinance.
- h. No encroachments, including driveways or lot encroachment, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been authorized and approved by the County Engineer. All development within a designated flood plain must comply with the Shreve County Flood Damage Prevention Ordinance.
- i. Shreve County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on

STATE OF ALABAMA
COUNTY OF SHALE (BY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Carl Oswald Moore, whose name is subscribed to the foregoing certificate as Land Surveyor, who is known to me, is acknowledged before me, on this date that, being informed of the contents of the above and foregoing certificate, he executed the same voluntarily, as an act and deed of said Surveyor, on the day this above and foregoing certificate is hereunto subscribed.

Given under my hand and seal this 5th day of JULY 20 23

Notary Public
Wm. Allen Eubank

My commission expires: 10-8-2026

DAVID L. MOORE
COUNTY CLERK

THE LOTS ON THE PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR DELIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT, AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

Real Estate Sales Validation Form

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

Grantor's Name Brenda Abbott Holmes, as Pers.
Mailing Address Rep. for Estate of Sarah Virginia Abbott
a/k/a Sarah M. Abbott, deceased

Grantee's Name Jeffery Michial Abbott, a/k/a
Mailing Address Jeffrey Michial Abbott

171 Lakeshore Dr.
Rainbow City, AL 35906

1045 Highway 9
Wilsonville, AL 35186

Property Address 1045 Highway 9
Wilsonville, AL 35186

Date of Sale October 4, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 51,570.00



20231006000299660 5/5 \$87.00
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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 Property Tax Assessment

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 10/6/23

Print

Grace Graham

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1