



20231208000353990 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
12/08/2023 08:55:25 AM FILED/CERT

Send tax notice to:
Dana M. Barber
400 Brandy Lane
Harpersville, AL 35078

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

20231208000353990
12/08/2023 08:55:25 AM

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVES' DEED

STATE OF ALABAMA)
Dana M. Barber

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)
Harpersville, AL 35078

That in consideration of the terms of the Last Will and Testament of Geraldine A. Foster, deceased, the undersigned Grantors, Dana Michelle Barber and Nancy Lynn Beggs, in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Dana Michelle Barber, a married woman and Nancy Lynn Beggs, a married woman, individually, as tenants in common (hereinafter referred to as "Grantees" and said Grantees being the devisees pursuant to the terms of the said decedent's Will, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SE1/4 of SE 1/4 of Section 21, Township 19, Range 2 East, Shelby County, Alabama, containing 40 acres more or less, as recorded in Book 284, Page 702.

SOURCE OF TITLE: Book 2001, Page 06026

Upon the recording of this deed and the Trustees' Deed conveying the same real property and being recorded simultaneously herewith, fee simple title will immediately hereafter be held as follows: Dana Michelle Barber as to an undivided 50% interest and Nancy Lynn Beggs as to an undivided 50% interest.

This conveyance is exempt from deed tax as the property passed pursuant

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This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, the above granted property together with the tenements, hereditaments, and appurtenances thereto belonging in any way whatsoever unto said Grantees, their heirs and assigns forever.

The Grantors and the Grantees, Dana Michelle Barber and Nancy Lynn Beggs, are the same persons.

The said decedent's Will dated January 3, 2014, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2023-000119 and said Court issued Letters Testamentary to the Personal Representative on February 1, 2023.

This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on

11/20/23

SIGNATURES ARE ON THE FOLLOWING PAGES

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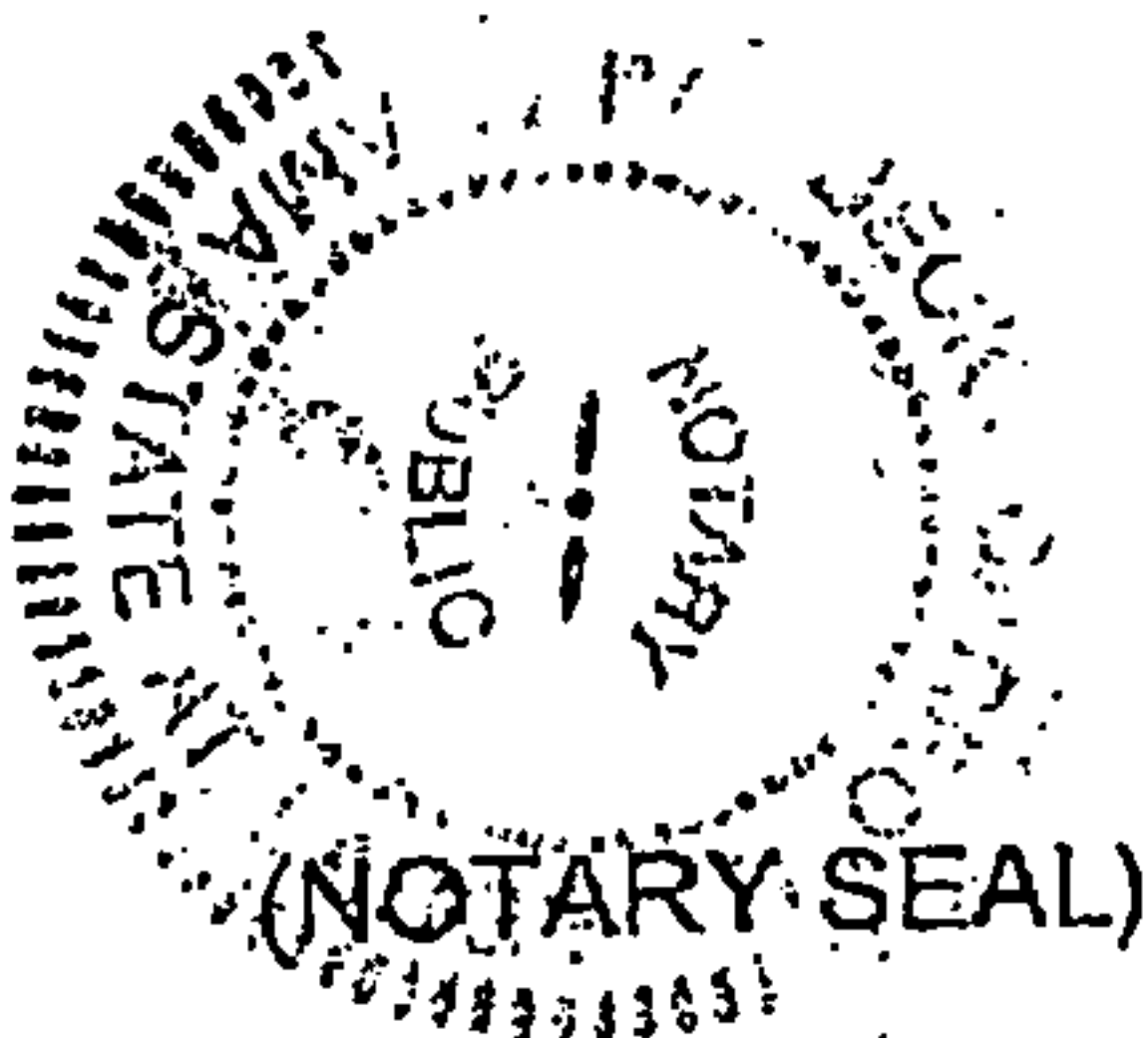
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Dana Michelle Barber

Dana Michelle Barber, as Personal Representative of the Estate of Geraldine A. Foster, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Dana Michelle Barber, whose name as Personal Representative of the Estate of Geraldine A. Foster, 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 of the conveyance, she, in her capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on 11/20/2023



Becky Carroll

Notary Public

Becky Carroll

Printed Name

My Commission Expires: 1-10-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 08:55:25 AM
\$34.00 KIMBERLY
20231208000353990

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20231208000353990 5/5 \$34.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Dana Michelle Barber and
Mailing Address Nancy Lynn Beggs, Per. Rep.
400 Brandy Lane
Harpersville, AL 35078

Grantee's Name Dana Michelle Barber and
Mailing Address Nancy Lynn Beggs TIC
400 Brandy Lane
Harpersville, AL 35078

Property Address 40 acres
Pcl ID 07-5-21-4-000-008.000

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 45,725.00 = 1/4 interest

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 11-20-23

Print Dana Michelle Barber, Co-Per Rep.

x Unattested

Signature Dana Michelle Barber
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 08:55:25 AM
\$34.00 KIMBERLY
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Allen S. Bayl

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400 Brandy Lane
Harpersville, AL 35078

Grantee's Name Dana Michelle Barber and
Mailing Address Nancy Lynn Beggs TIC
400 Brandy Lane
Harpersville, AL 35078

Property Address 40 acres
Pcl ID 07-5-21-4-000-008.000

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____
or
PER - WILL

Assessor's Market Value \$ 45,725.00 = 1/4 interest

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☒ Unattested

Signature

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

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