

Send Tax Notice To:

Patrick Alan Horton
80 Copper Road
Columbiana, Alabama 35051

This instrument prepared by:

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

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Olive Faye Vincent died testate on or about November 19, 2022, 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 and Codicil to Probate & Granting Letters Testamentary on April 27, 2023, and issued Letters Testamentary on said date to Amanda Vincent Randolph in Case No. PR-2023-000230, and

WHEREAS, Amanda Vincent Randolph was duly and properly appointed as Personal Representative of the Estate of Olive Faye Vincent, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Olive Faye Vincent, deceased, and

WHEREAS, the said Amanda Vincent Randolph has the right and authority to execute this conveyance pursuant to the First Codicil to Last Will and Testament of Olive Faye Vincent, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2023-000230, and

WHEREAS, Oakley G. Vincent, the husband of Olive Faye Vincent, deceased, died on or about April 30, 2009, and

WHEREAS, this deed is to satisfy the devise and requirements of the SECOND paragraph in the First Codicil to Last Will and Testament of Olive Faye Vincent, deceased.

NOW, THEREFORE, pursuant to the First Codicil to Last Will and Testament of Olive Faye Vincent, deceased, 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 Amanda Vincent Randolph, as Personal Representative of the Estate of Olive Faye Vincent, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Patrick Alan Horton (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:



The East 10 acres of the hereinafter described property, which said hereinafter described property is assessed as Parcel No. 34 2 09 0 000 003.015 by the Property Tax Commissioner of Shelby County, Alabama, and which is more specifically described as follows:

S 1/2 of SE 1/4 of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, lying South of Hiawatha Road and North of the Southerly line of Buxahatchee Creek, and all of the SE 1/4 of the SE 1/4 of said Section 9 lying South of the North line of Buxahatchee Creek.

LESS AND EXCEPT the property conveyed in the following deeds recorded in the Probate Office of Shelby County, Alabama:

Instrument # 2000-36963, being Shelby County Tax Parcel ID # 34-3-09-0-000-003.013;

Instrument # 1996-37779, being Shelby County Tax Parcel ID # 34-2-09-0-000-003.012;

Instrument # 1996-37780, # 1996-39915, and # 20060228000095700, being Shelby County Tax Parcel ID # 34-2-09-0-000-003.010 and # 34-2-09-0-000-003.016;

Instrument # 1997-03095, being Shelby County Tax Parcel ID # 34-2-09-0-000-003.011;

Instrument # 2000-44405 and # 20060829000424940, being Shelby County Tax Parcel ID # 34-2-09-0-000-003.014.

The real property conveyed herein includes the property previously conveyed to Oakley Glynn Vincent and Olive Faye Vincent as joint tenants or solely to Oakley Glynn Vincent in the following deeds recorded in the Probate Office of Shelby County, Alabama:

Instrument # 20051128000614530 as corrected by Instrument # 20060111000019480;

Instrument # 20060111000019470;

Instrument # 20060901000431870 as corrected by Instrument # 20070108000009210;

Instrument # 20070108000009230;

Instrument # 20070111000016310;

Instrument # 20070829000408060 as corrected by Instrument # 20070913000430630;

Instrument # 20071001000458830;

Instrument # 20080116000021650;

Instrument # 20080116000298260.

TO HAVE AND TO HOLD to the said Grantee, Patrick Alan Horton, his heirs and assigns forever.

And I do, as Personal Representative of the Estate of Olive Faye Vincent, 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 17 day of November, 2023.

ESTATE OF OLIVE FAYE VINCENT, deceased

By: Amanda Vincent Randolph
Amanda Vincent Randolph, Personal Representative of the Estate of Olive Faye Vincent, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Amanda Vincent Randolph, whose name as Personal Representative of the Estate of Olive Faye Vincent, 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 17th day of Nov., 2023.

Kimi M. Fatah
Notary Public
My commission Expires: 1-4-2027

Real Estate Sales Validation Form



20240205000028680 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/05/2024 12:35:29 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Amanda Vincent Randolph,
Mailing Address Personal Representative of Estate
23200 Highway 25
Columbiana, Alabama 35051

Grantee's Name Patrick Alan Horton
Mailing Address 80 Copper Road
Columbiana, Alabama 35051

Property Address _____

Date of Sale 11/17/2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 202,130.00 x 1/4 = \$50,532.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ Closing Statement

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 11/17/2023 Print Amanda Vincent Randolph
☐ Unattested Kw M. Foster Sign Amanda Vincent Randolph
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1