

202402050000028680 1/4 \$32.00 Shelby Cnty Judge of Probate, AL 02/05/2024 12:35:29 PM FILED/CERT

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

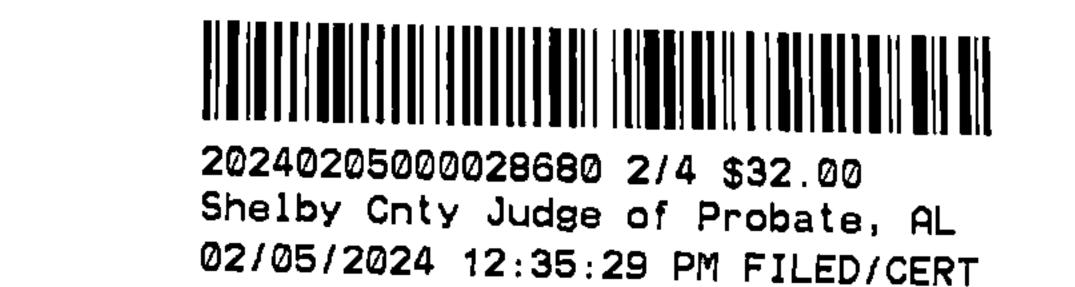
WHEREAS, no Claims have been filed in the Estate of Olive Faye Vincent, deceased, and

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;

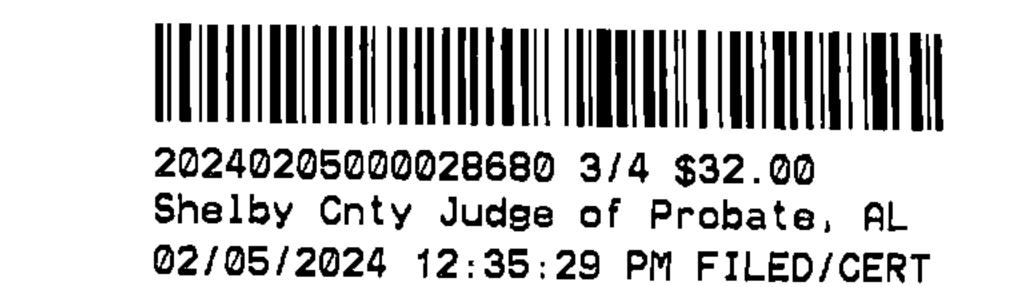
Instrument # 20070111000016310;

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

ESTATE OF OLIVE FAYE VINCENT, deceased

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 27^{t} day of $\sqrt{5}$. 2023.

Notary Public

My commission Expires: /- 4-2-27

Real Estate Sales Validation Form

This	Document must be filed in accord	dance with Code of Alabama 197	5nelby Chty Judge of Probate, AL 75, 5 02/05/2024 12:35:29 PM FILED/CERT
Grantor's Name	Amanda Vincent Randolph, Personal Representative of Esta	te Grantee's Name	Patrick Alan Horton
Mailing Address	23200 Highway 25	Mailing Address	
	Columbiana, Alabama 35051		Columbiana, Alabama 35051
Property Address		Date of Sale Total Purchase Price or Actual Value or	\$
		Assessor's Market Value	$$202,130.00 \times 1/4 = $50,532.00$
evidence: (check of Bill of Sale Sales Contract Closing Stater If the conveyance of		ntary evidence is not require Appraisal X Other Property Tax Co	ed) emmissioner
<u> </u>		nstructions	
	d mailing address - provide their current mailing address.	e name of the person or per	sons conveying interest
Grantee's name are to property is being	nd mailing address - provide the conveyed.	ne name of the person or pe	rsons to whom interest
Property address -	the physical address of the p	roperty being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the p	roperty was conveyed.	
•	ce - the total amount paid for the the instrument offered for red		, both real and personal,

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 ///7/2023		Print Ananda Vincent Randolph
Unattested	Kuin. Forhu	Sign Comende Vincent Condeles
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1