

Send Tax Notice To:

Jeff D. Hand, III
1404 Crossing Way
Auburn, Alabama 36830

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, Jeff D. Hand, Jr. died testate on or about May 15, 1992, 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 an Order Admitting Will to Probate and Record on or about June 1, 1992, and issued Letters Testamentary on said date to Jeff D. Hand, III, in Case No. 31-031, and

WHEREAS, Jeff D. Hand, III, was duly and properly appointed as Executor or Personal Representative of the Estate of Jeff D. Hand, Jr., and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Jeff D. Hand, Jr., deceased, and

WHEREAS, the said Jeff D. Hand, III, has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Jeff D. Hand, Jr., deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. 31-031, and

WHEREAS, Betty C. Hand, the widow of Jeff D. Hand, Jr., deceased, died on or about January 8, 2024,

WHEREAS, this deed is to satisfy the devise and requirements of the THIRD paragraph of the Last Will and Testament of Jeff D. Hand, Jr., deceased, as the hereinafter described real property was the residence of the decedent located at 102 Highland Drive, Columbiana, Alabama.

NOW, THEREFORE, pursuant to the Last Will and Testament of Jeff D. Hand, Jr., 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, Jeff D. Hand, III, as Personal Representative of the Estate of Jeff D. Hand, Jr., deceased (herein referred to as Grantor), do grant, bargain, sell and

convey unto Jeff D. Hand, III (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of SE ¼ of NE ¼ of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said ¼ ¼ Section a distance of 18.70 feet; thence turn an angle of 88 deg. 05 min. to the left and run a distance of 964.16 feet to the Southeast R.O.W. line of Alabama State Highway #25; thence turn an angle of 28 deg. 15 min. to the right and run along said R.O.W. line a distance of 81.39 feet; thence turn an angle of 87 deg. 30 min. to the right and run a distance of 17.62 feet to the point of beginning of the parcel of land herein conveyed; thence continue in the same direction for a distance of 232.38 feet; thence turn 87 deg. 30 min. to the left and run 114.30 feet; thence turn 78 deg. 01 min. 30 sec. to the left and run 182.95 feet; thence turn 94 deg. 38 min. to the left and run 30.80 feet; thence turn 30 deg. 57 min. 30 sec. to the right and run 66.09 feet; thence turn 32 deg. 23 min. to the left and run 80.40 feet to the point of beginning. Said parcel of land is lying in the SE ¼ of NE ¼ of Section 24, Township 21 South, Range 1 West, and contains 0.68 acre.

SUBJECT TO:

- 1. Restrictions of record for Highland Subdivision recorded in Deed Book 252, page 11, in the Probate Office of Shelby County, Alabama.
- 2. Easements, restrictions, rights of way, covenants and conditions, if any.
- 3. Mineral and mining rights, if any, not owned by the Grantor.

TO HAVE AND TO HOLD to the said Grantee, Jeff D. Hand, III, his heirs and assigns forever.

And I do, as Personal Representative of the Estate of Jeff D. Hand, Jr., 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 6th day of February, 2024.

ESTATE OF JEFF D. HAND, JR., deceased

By: Jeff D. Hand III PR
Jeff D. Hand, III, Personal Representative of
the Estate of Jeff D. Hand, Jr., deceased



20240206000030000 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/06/2024 03:27:29 PM FILED/CERT

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jeff D. Hand, III, whose name as Personal Representative of the Estate of Jeff D. Hand, Jr., 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, he, in his 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 6th day of February,
2024.

Kini M. Foster
Notary Public
My commission Expires: 1-4-2027

Real Estate Sales Validation Form

20240206000030000 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/06/2024 03:27:29 PM FILED/CERT

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

Grantor's Name Estate of Jeff D. Hand, Jr., deceased
By Jeff D. Hand, III, Personal Rep.
Mailing Address 1404 Crossing Way
Auburn, Alabama 36830

Grantee's Name Jeff D. Hand, III
Mailing Address 1404 Crossing Way
Auburn, Alabama 36830

Property Address 102 Highland Drive
Columbiana, Alabama 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 247,000.00

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 Property Tax Commissioner

This conveyance is pursuant to a Will in a decedent's Estate.

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 2-6-24

Print JEFF D. HAND III PR

☐ Unattested

Kim M. Fadden
(verified by)

Sign

Jeff D. Hand III

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1