

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Danielle Turner
101 Windsor Way
Pelham, AL. 35124

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Jason Turner, died on or about February 17, 2019 intestate. The Shelby County Alabama Probate Court (Case Number PR-2019-000142) issued "Letters of Administration" on March 15, 2019 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Jason Turner. More than six months has elapsed since the issuance of the Letters of Administration, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Sanford D. Hatton, Jr., in his capacity as the duly appointed Personal Representative of the Estate of Jason Turner (Shelby County Alabama Probate Case Number PR-2019-000142), (hereinafter referred to as GRANTOR) does convey an undivided ½ interest unto Danielle Turner and an undivided ½ interest divided equally unto Dillion Turner, Lindsey Turner, and Lana Turner (herein referred to as GRANTEES), as tenants in common, all the rights of Jason Turner in the following described real properties, situated in the State of Alabama, County of Shelby, to wit:

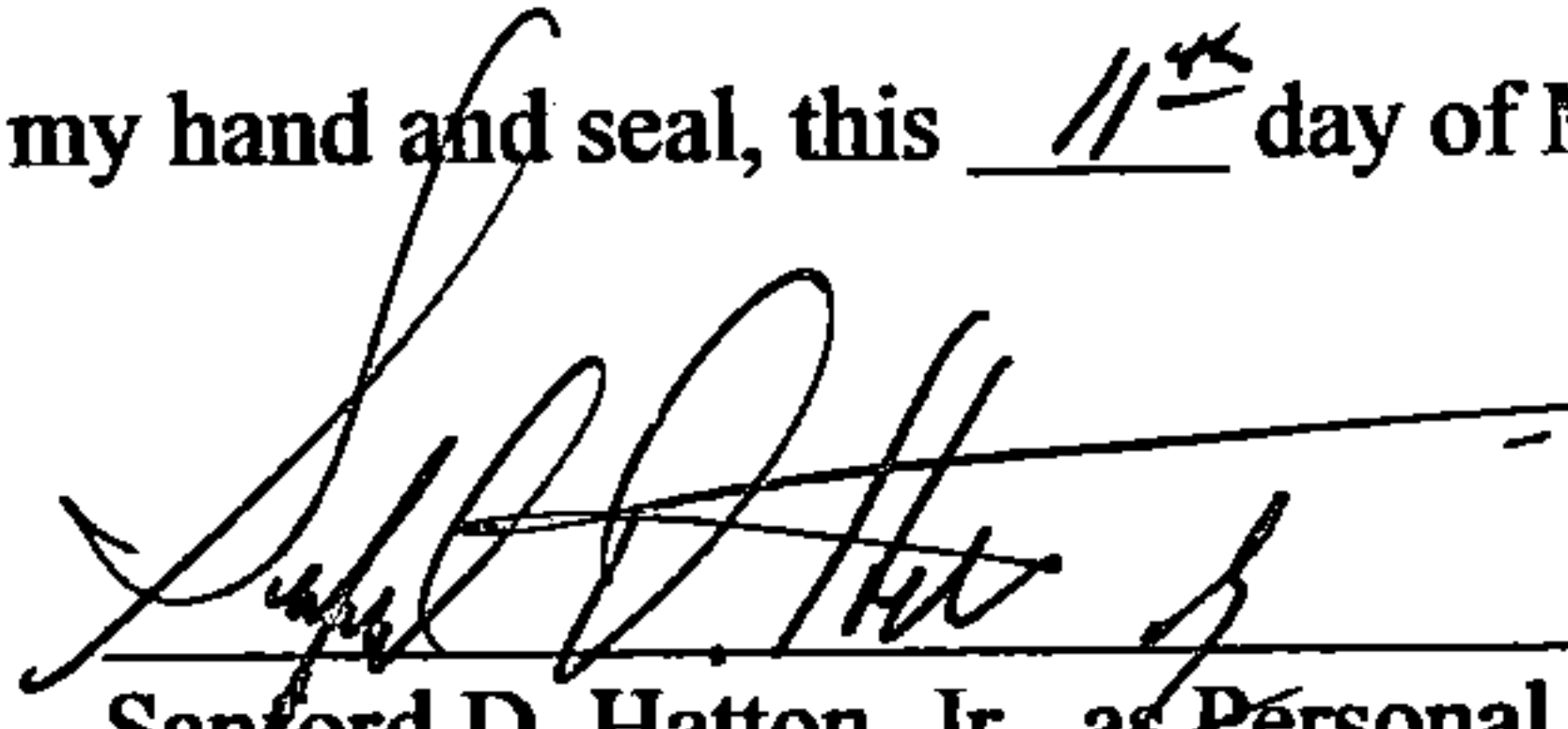
Legal Description: SEE ATTACHED EXHIBIT 'A'

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of March, 2024.


Sanford D. Hatton, Jr., as Personal Representative of
The Estate of Jason Turner

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Personal Representatives of the Estate of Jason Turner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of March, 2024.

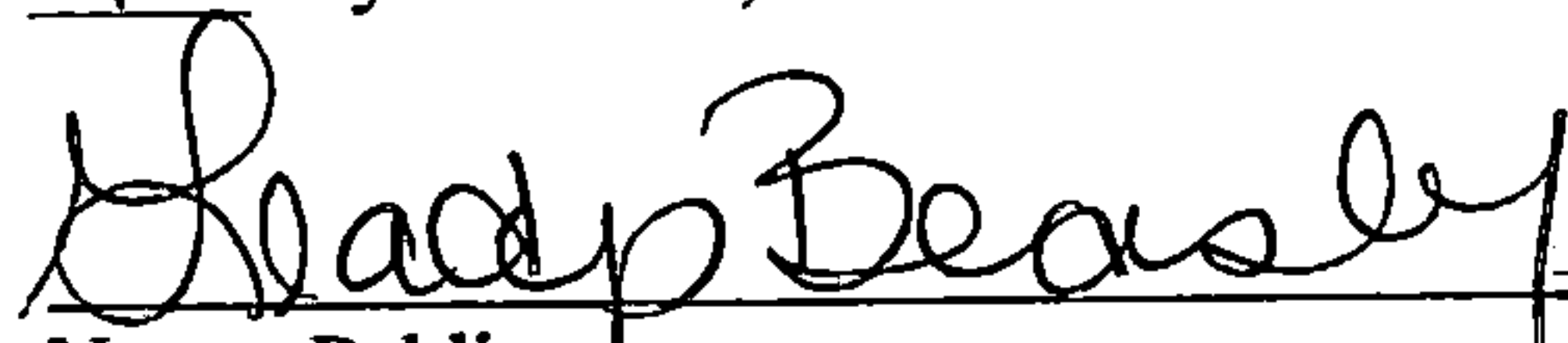

Notary Public
My Commission Expires May 11, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Southwest Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 36 minutes 16 seconds along the West line of said quarter-quarter 208.48 to a point; thence run North 89 degrees 44 minutes 17 seconds East 315.00' to the point of beginning of the property, Parcel 1, being described; thence continue last described course 105.00' to a point; thence run North 00 degrees 34 minutes 10 seconds West 210.00' to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along the centerline of said highway 105.00' to a point; thence run South 00 degrees 34 minutes 10 seconds East 210.00 feet to the point of beginning, less and except the right of way of the highway. Situated in Shelby County, Alabama.

Source of Legal Description is Shelby County Probate Office Instrument No. 20160408000114770 filed on 04/08/2016.

PARCEL 2:

Commence on the southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 36 minutes 16 seconds along the west line of said quarter-quarter 208.48 feet to a point; thence run North 89 degrees 44 minutes 17 seconds East 210.00 feet to the point of beginning of the property, Parcel 2, being described; Thence continue last described course 105.00 feet to a point; thence run North 00 degrees 34 minutes 10 seconds West to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along centerline of said highway 105.00 feet to a point; thence run South 00 degrees 34 minutes 00 seconds East 210.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Source of Legal Description is Shelby County Probate Office Instrument No. 20160408000114770 filed on 04/08/2016.

Real Estate Sales Validation Form

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

Grantor's Name: Estate of Jason Turner	Grantee's Name: Danielle Turner, Dillion Turner, Lindsey Turner, & Lana Turner
Mailing Address: C/O Sanford D. Hatton, Jr. P.O. Box 976 Columbiana, AL 35051	Mailing Address: C/O Danielle Turner 101 Windsor Way Pelham, AL 35124
Property Address 518 & 540 Hwy 84 Calera, AL 35040	Date of Sale: February 17, 2019 Total Purchase Price: \$ Or Actual Value: \$ Or Assessors Market Value: \$26,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Shelby County Tax Assessor Valuation</u>

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.

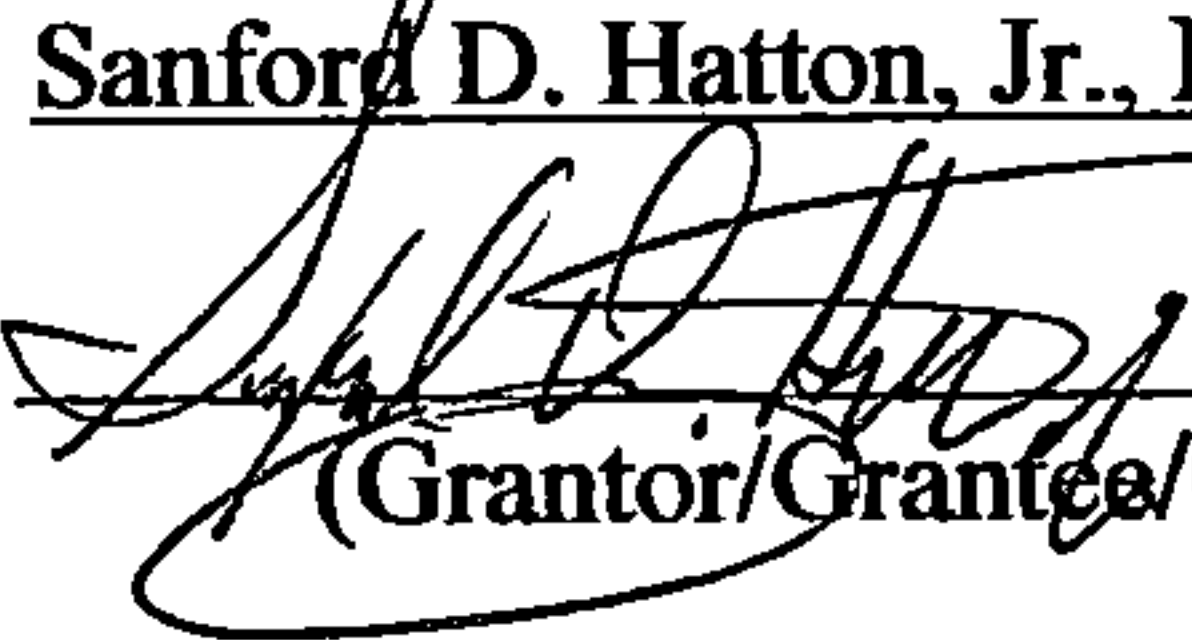
Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date: _____	Print: <u>Sanford D. Hatton, Jr., Personal Representative</u>
<input type="checkbox"/> Unattested (verified by)	Sign:  (Grantor/Grantee/Owner/Agent) circle one