

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Rodney Driggers
Melinda Driggers
8880 Azale Drive
Leeds, AL 35094

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, Joseph Lee Noah Burnette and Alice Louise Novak, has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Co-Personal Representatives of the Last Will and Testament of Sandra Faye Johns, deceased, Probate Case No. PR-2024-000091, deceased, and has duly qualified as such Co-Personal Representatives and is now acting as such Co-Personal Representatives; and,

WHEREAS, the said Sandra Faye Johns in order to enable her Co-Personal Representatives to carry into effect her intentions, did in and by her Last Will authorize and empower me, her said Co-Personal Representatives, in any manner which I should deem proper, to make sale of and execute deeds to convey all her interest in and to the said testatrix real property.

NOW, THEREFORE, by virtue of the premises, and in consideration of Sixty Thousand Dollars and 00/100 (\$60,000.00), to me paid by Rodney Driggers and Melinda Driggers the receipt of which is hereby acknowledged, We, the said **Joseph Lee Noah Burnette and Alice Louise Novak**, as Co-Personal Representatives aforesaid, do hereby grant, bargain, sell and convey unto the said **Rodney Driggers and Melinda Driggers**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described parcel of real estate, which was the property of the said Sandra Faye Johns, to-wit:

Lot 1 of the Ruby Isbell Family Subdivision, according to the plat recorded in Map Book 39, page 99, in the Probate Office of Shelby County, Alabama.

A 1994 BUCCANEER MANUFACTURED HOME BEARING SERIAL NUMBERS ALBV521564A AND ALBV521564B IS PERMANENTLY AFFIXED TO THE REAL PROPERTY HEREINABOVE AND IS CONSIDERED A PART THEREOF.

Richard R. Johns reserved a life estate in that certain deed recorded in Instrument #20080208000052880. Richard R. Johns is now deceased having died on or about June 5, 2019.


SUBJECT TO:

1. Taxes due and payable October 1, 2024, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Any and all matters of record in the Office of the Judge of Probate of St. Clair County, Alabama, including, but not limited to, easements (including easements for public utilities, electrical, gas, water, telephone, and sewerage), agreements, restrictions, rights of way, covenants running with the land, and any other matters of record.
5. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Ruby Isbell Family Subdivision, according to the plat recorded in Map Book 39, page 99, in the Probate Office of Shelby County, Alabama.
6. Access easement as recorded in Book 1994-06919 in the aforesaid office.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and

assign of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, We, the said Joseph Lee Noah Burnette and Alice Louise Novak, as Co-Personal Representatives aforesaid, hereunto set my hand and seal this 28th day of May, 2024.


Joseph Lee Noah Burnette as Co-Personal
Representative of the Estate of Sandra
Faye Johns, deceased, Probate Case No.
PR-2024-000091

STATE OF ALABAMA

COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph Lee Noah Burnette, whose name as Co-Personal Representative of the Last Will and Testament of Sandra Faye Johns, deceased, Probate Case No. PR-2024-000091, 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, Joseph Lee Noah Burnette, in his capacity as such Co-Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2024.

Kelly B. Furgerson
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires
October 13, 2026


NOTARY PUBLIC
My Commission Expires: 10/13/2026

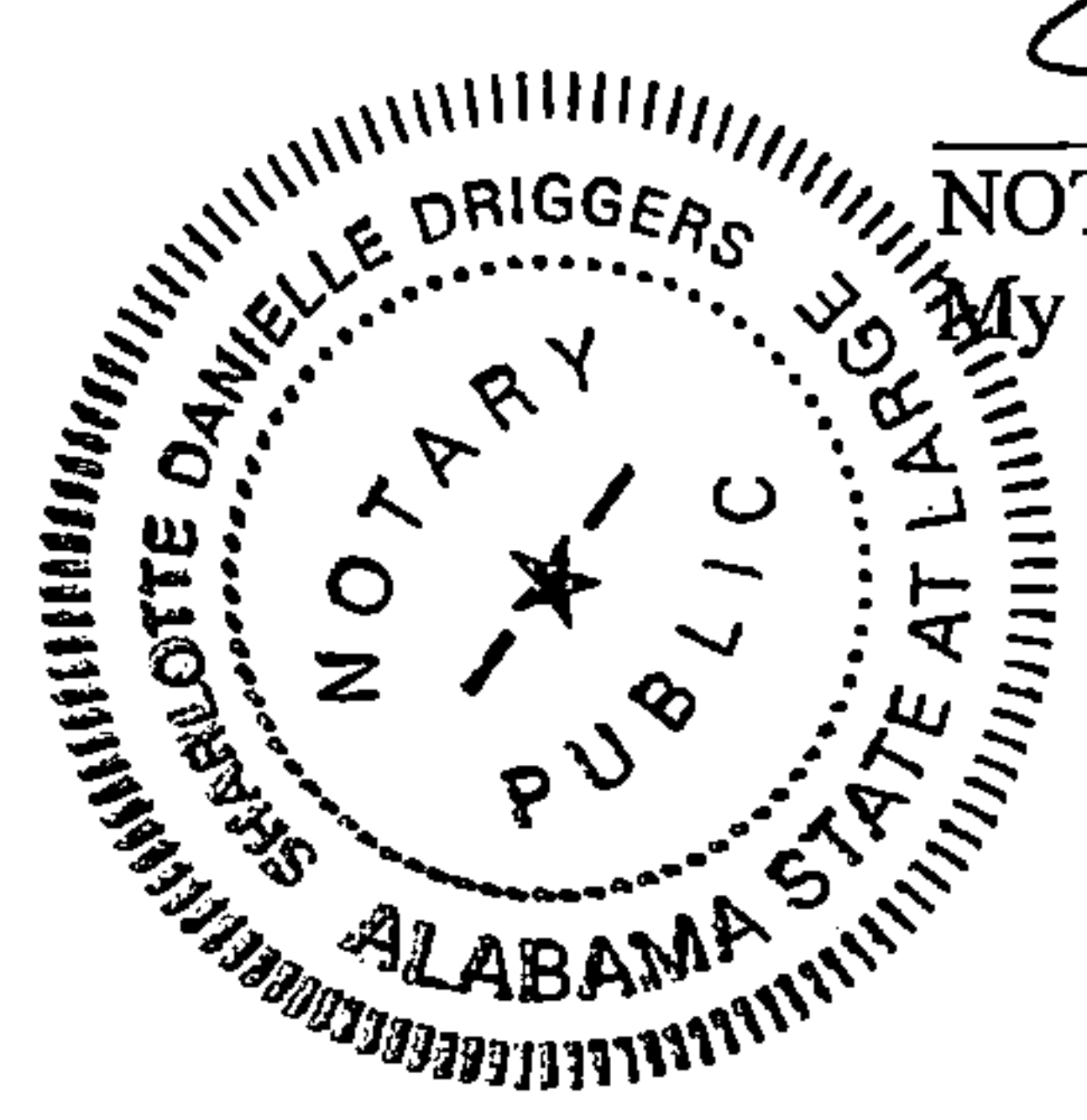
20240612000174460 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
06/12/2024 09:23:58 AM FILED/CERT

Alice Louise Novak
X Alice Louise Novak as Co-Personal Representative of the Estate of Sandra Faye Johns, deceased, Probate Case No. PR-2024-000091

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alice Louise Novak, whose name as Co-Personal Representative of the Last Will and Testament of Sandra Faye Johns, deceased, Probate Case No. PR-2024-000091, 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, Alice Louise Novak, in her capacity as such Co-Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of May, 2024.



SD Driggers
NOTARY PUBLIC
My Commission Expires: 04-25-25

File #: 24-005C

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 Sandra Faye Johns Grantee's Name Rodney & Melinda Driggers
Mailing Address 75 Cotton Road Mailing Address 8530 Azale Drive
Vandiver, AL 35176 Leeds, AL 35094

Property Address 75 Cotton Road
Vandiver, AL 35176

Date of Sale 05/28/2024
Total Purchase Price \$ 60,000.00

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ _____



20240612000174460 4/4 \$92.00
Shelby Cnty Judge of Probate, AL
06/12/2024 09:23:58 AM FILED/CERT

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 _____
☒ 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 05/28/2024

Print Kelly B. Furgerson

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1