


THIS INSTRUMENT PREPARED BY:

Jennifer M. McInerney, Esq.

McInerney Law, LLC

4553 Pine Tree Circle, Suite 240

Vestavia, Alabama 35243


20240711000211650 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/11/2024 02:18:32 PM FILED/CERT

Send Tax Notice to:

Lani George

180 Buttercup Lane

Montevallo, AL 35115

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS that Lani George, the Personal Representative of the Estate of Norman Mason George, Jr., Deceased, Shelby County Probate Court Case No. PR-2023-001006, hereinafter referred to as "Grantor," does hereby remise, release, quit claim and convey all right, title, interest, and claim unto **Lani George**, hereinafter the "Grantee" all of the right, title, and interest in the following land and property, together with all improvements located thereon, situated in Shelby County, Alabama described to wit:

A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, and part in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31 and go South 05 deg. 01 min. 42 sec. East along the East boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 1024.88 feet; thence south 88 deg. 53 min. 41 sec. West for 967.76 feet to the point of beginning; thence continue along previous course for 841.98 feet; thence North 04 deg. 53 min. 00 sec. West for 515.66 feet to the South boundary of Buttercup Lane; thence North 88 deg. 55 min. 00 sec. East along said South boundary for 842.00 feet; thence South 04 deg. 53 min. 00 sec. East for 515.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a non-exclusive easement for ingress, egress and utilities, 60 feet in width, adjacent to the North side of the property running West to Shelby County Highway No. 107.

Subject to the easement to Ruth Albright Edmondson, Leo w. Edmondson and Ruby Gertrude Albright as shown by instrument recorded in Real 9 page 478 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Granter.

Said property being same described in the Quit Claim Deed conveyed to the Grantor on April 1, 1987 and recorded on April 17, 1987, in Book 125, Page 671.

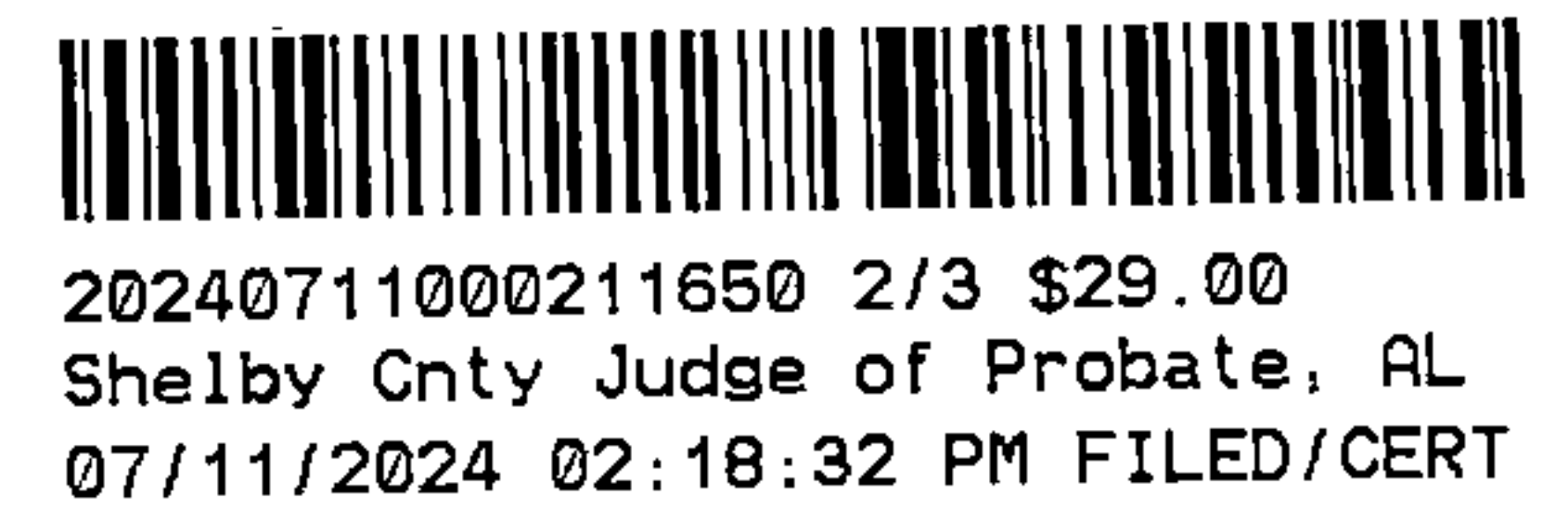
And I do for myself and I do for the Estate of Norman Mason George, Jr. and for my/our heirs, executors, and administrators covenant with the said **GRANTEE**, his heirs and assigns, that I and/or the Estate am/is lawfully seized of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right and authority to sell and

convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims of all persons.

PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 11 day of July, 2024.

Lani George (SEAL)
**LANI GEORGE, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
NORMAN MASON GEORGE, JR.
DECEASED**



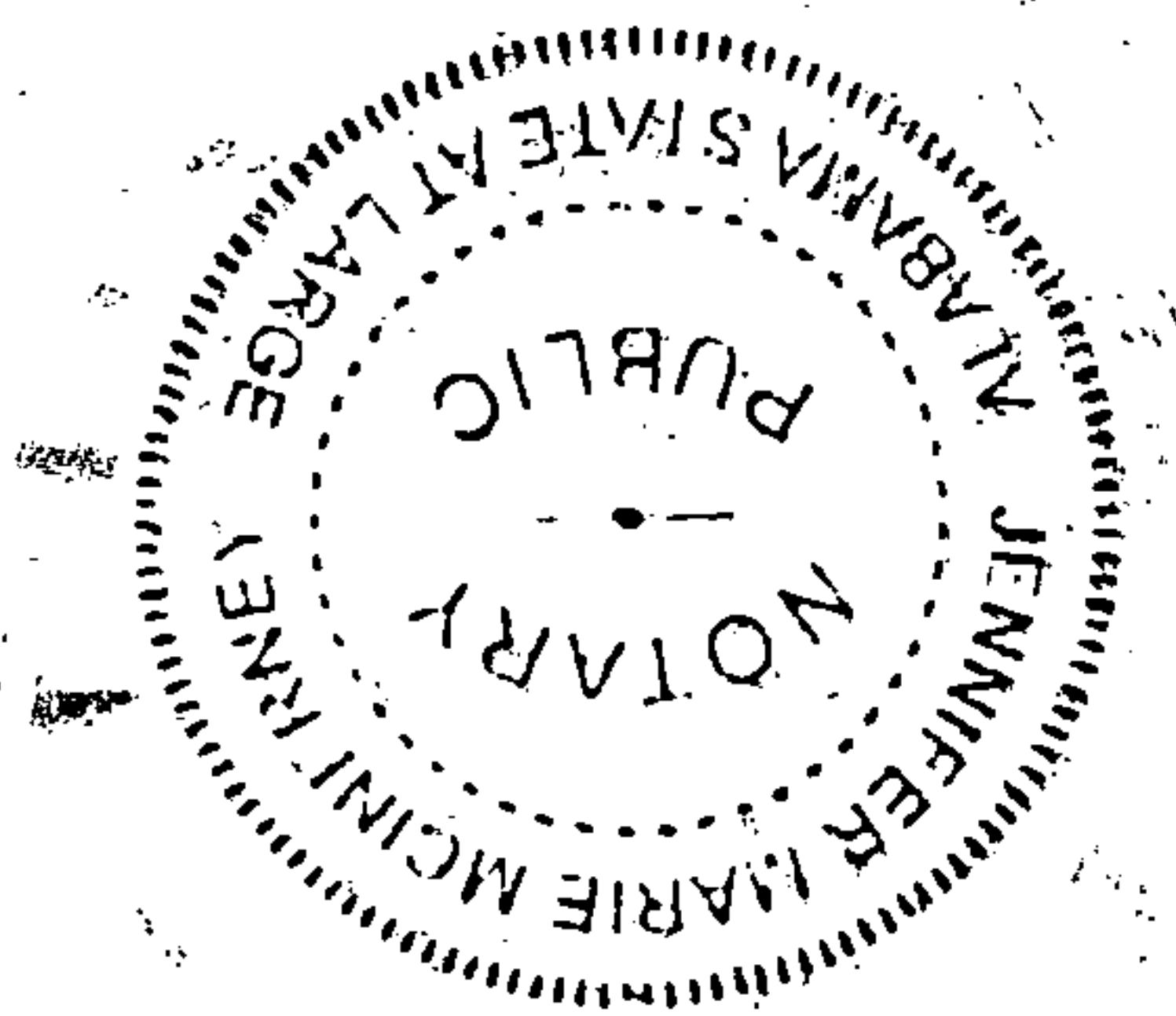
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LANI GEORGE** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily in his capacity as Personal Representative of the Estate of Norman Mason George, Jr. on the day the same bears date.

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

Jennifer McCreary
Signature of Person Taking Acknowledgment

My commission expires: 2/7/2028



Real Estate Sales Validation Form

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

Grantor's Name Lani George, PR Estate of
Mailing Address Norman Mason George
180 Buttercup Lane
Montevallo, AL 35115

Grantee's Name Lani George
Mailing Address 180 Buttercup Lane
Montevallo, AL 35115

Property Address 180 Buttercup Lane
Montevallo, AL 35115

Date of Sale 7/11/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 167,800

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

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 property is being conveyed.

Property address - the physical address of the property being conveyed, if any.

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 7/11/24

☐ Unattested

(verified by)

Print

Sign

Jennifer McInerney

Jennifer McInerney
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1