

This instrument prepared by:

Ellis, Head, Owens, Justice,
Arnold & Graham
Attorneys at Law
Columbiana, Alabama 35051

Send tax Notice To:

Maria De Jesus Martinez
312 Southgate Estates, Lot B2
Pelham, Alabama 35124

DEED OF PERSONAL REPRESENTATIVES

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Ludie Sutton Head died testate on or about March 18, 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 an Order Admitting Will to Probate & Granting Letters Testamentary on or about March 13, 2023, and issued Letters Testamentary on said date to Racheal Rinalda Jones and Vanessa Head Jones, in Case No. PR-2022-001018, and

WHEREAS, Racheal Rinalda Jones and Vanessa Head Jones were duly and properly appointed as Personal Representatives of the Estate of Ludie Sutton Head, deceased, and are acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Ludie Sutton Head, deceased, and

WHEREAS, the said Racheal Rinalda Jones and Vanessa Head Jones have the right and authority to execute this conveyance pursuant to the Last Will and Testament of Ludie Sutton Head, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2022-001018, and

WHEREAS, the devisees, Helen Head Bell, James Head, and Vanessa Head Jones, are all in agreement with the sale of said property.

NOW, THEREFORE, pursuant to the Last Will and Testament of Ludie Sutton Head, deceased, and the authority granted to the undersigned Personal Representatives, and the sum of Thirty-eight Thousand and 00/100 Dollars (\$38,000.00), in hand paid to the Grantors by the Grantee, the receipt whereof is hereby acknowledged, we, the undersigned, Racheal Rinalda Jones and Vanessa Head Jones, as the Personal Representatives of the Estate of Ludie Sutton Head, deceased, (herein referred to as Grantors), do grant, bargain, sell and convey unto Maria De Jesus Martinez (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of Section 12, Township 22 South, Range 1 West, Shelby County, Alabama; thence N87° 29' 55"E a distance of 467.16' to the Easterly R.O.W. line of Shelby County Highway 37 (aka Egg & Butter Road) and the POINT OF BEGINNING; thence continue N87° 29' 55"E and leaving said R.O.W. line a distance of 205.90';



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Shelby Cnty Judge of Probate, AL
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thence S00° 06' 22"W a distance of 372.30'; thence S87° 32' 17"W a distance of 299.97' to the Easterly R.O.W. line of Shelby County Highway 37 (aka Egg & Butter Road); thence N26° 38' 55"E and along said R.O.W. line a distance of 42.67', to a curve to the left, having a radius of 713.27', subtended by a chord bearing N12° 35' 44"E, and a chord distance of 346.40'; thence along the arc of said curve and along said R.O.W. line for a distance of 349.90' to the POINT OF BEGINNING.

Said Parcel containing 2.00 acres, more or less, according to survey dated August 7, 2024, of Rodney Shiflett, Alabama Registration No. 21784.

Subject to:

1. Mineral and mining rights not owned by the Grantor.
2. Right-of-way to Shelby County as recorded in Instrument No. 1996-38272.
3. Taxes for the year 2024 and subsequent years, which are liens, but are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantee, Maria De Jesus Martinez, her heirs and assigns forever.

And we do, as Personal Representatives of the Estate of Ludie Sutton Head, deceased, covenant with the said Grantee, her heirs and assigns, that as Personal Representatives of said Estate, we have authority and right to sell and convey the same as aforesaid.

blu IN WITNESS WHEREOF, we have hereunto set our hands and seals this September day of September, 2024.

ESTATE OF LUDIE SUTTON HEAD, deceased

By: Racheal Rinalda Jones PK
Racheal Rinalda Jones, Personal
Representative of the Estate of Ludie Sutton
Head, deceased

By: Vanessa Head Jones R T
Vanessa Head Jones, Personal Representative
of the Estate of Ludie Sutton Head, deceased



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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Racheal Rinalda Jones, whose name as Personal Representative of the Estate of Ludie Sutton Head, 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 6th day of September,
2024.

Kimi M. Foster

Notary Public

My commission Expires: 1-4-2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Vanessa Head Jones, whose name as Personal Representative of the Estate of Ludie Sutton Head, 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 6th day of September,
2024.

Kimi M. Foster

Notary Public

My commission Expires: 1-4-2027

Real Estate Sales Validation Form



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

Grantor's Name Estate of Ludie Sutton Head,
Mailing Address deceased, by Racheal Rinalda
Jones & Vanessa Head Jones as
Per. Rep., 305 W. Sterrett St. Columbiana, AL 35051

Grantee's Name Maria De Jesus Martinez
Mailing Address 312 Southgate Estates, Lot B2
Pelham, Alabama 35124

Property Address Egg & Butter Road
Columbiana, Alabama 35051

Date of Sale _____
Total Purchase Price \$ 38,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 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). *Estate of Ludie Sutton Head, deceased*

Date 9-6-24

Print

Racheal Rinalda Jones Personal Representative

Sign

Racheal R. Jones

(Grantor/Grantee/Owner/Agent) circle one

Personal Representative

☐ Unattested

Kim M. Foster
(verified by)

eForms

Form RT-1