


This instrument was prepared without benefit of title evidence or survey by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P.O. Box 587, Columbiana, Alabama 35051


20250109000009720 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/09/2025 09:42:04 AM FILED/CERT

EXECUTOR DEED

STATE OF ALABAMA

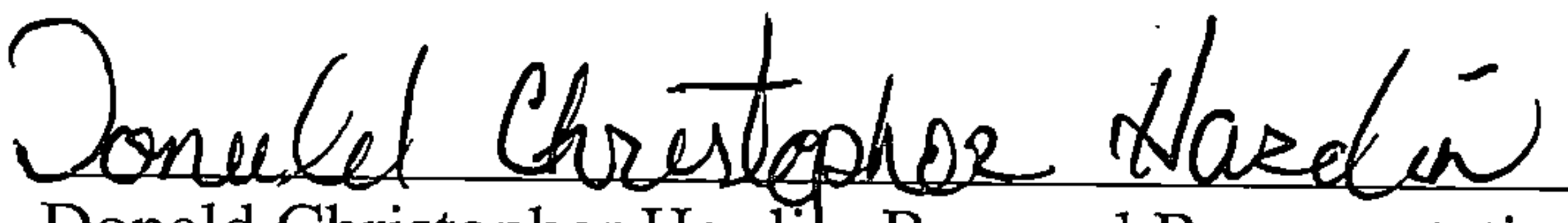
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Donald A. Hardin, deceased, in accordance with his will probated in Case No. PR-2021-000273 in the Probate Court of Shelby County, Alabama, the undersigned **Donald Christopher Hardin**, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey unto **Jonathan Ty Hardin, ^{STACY} Stacey Marie Hardin and, Alex A. Hardin** (herein referred to as GRANTEE) the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to convey the same as aforesaid; that we will and our 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.

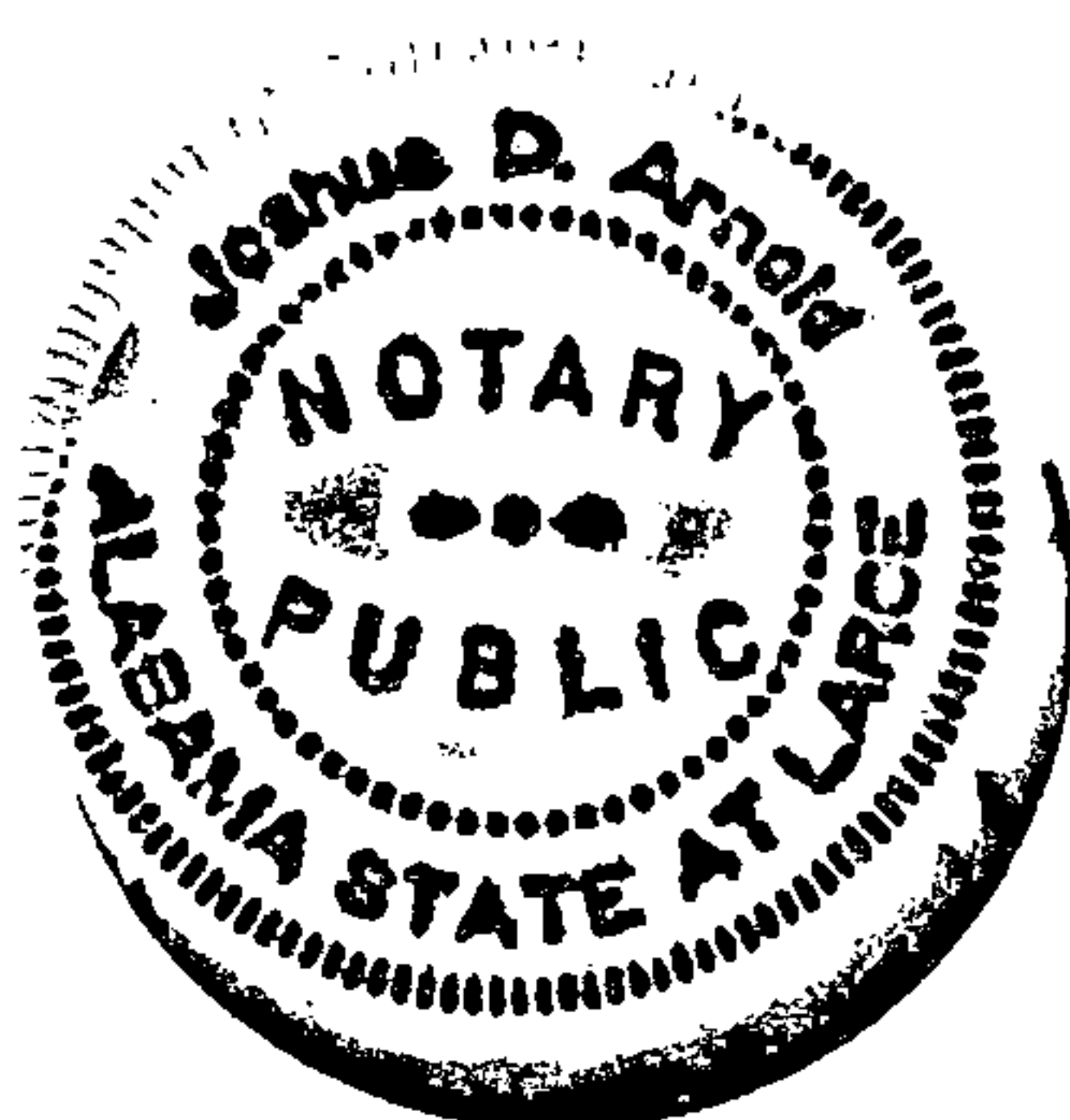

Donald Christopher Hardin, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Christopher Hardin, whose name as Personal Representative of the estate of Donald A. Hardin, deceased, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

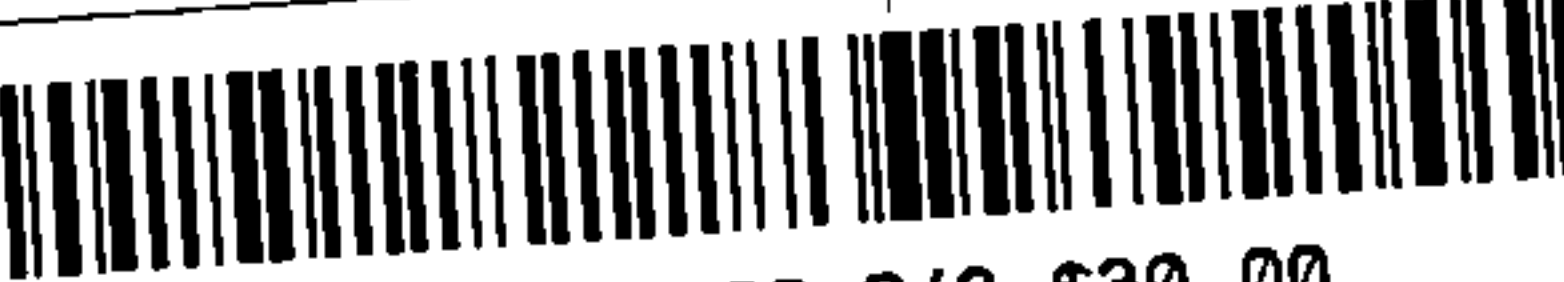
Given under my hand and official seal this 1ST day of December, 2022.




Notary Public

My Commission Expires: 01-22-2023

EXHIBIT "A"
LEGAL DESCRIPTION


20250109000009720 2/3 \$30.00
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TRACT 2

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAID POINT BEING A FOUND 1" ROD; THENCE RUN S 02°50'28" W FOR A DISTANCE OF 342.04 FEET, TO A FOUND 1/2" REBAR CAPPED "RYS"; THENCE RUN N 87°24'56" E FOR A DISTANCE OF 553.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN S 00°18'35" W FOR A DISTANCE OF 328.92 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 88°15'54" E FOR A DISTANCE OF 132.08 FEET TO A SET 1/2" REBAR CAPPED "CLINKSCALES"; THENCE RUN N 00°18'35" E FOR A DISTANCE OF 330.88 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 87°24'56" W FOR A DISTANCE OF 132.17 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.00 ACRE, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Donald C. Hardin, Personal Rep.

Mailing Address 247 CR 1095
CULLMAN, AL 35057

Grantee's Name Jonathan Ty Hardin, Stacey Marie Hardin,
Alex A. Hardin

Mailing Address 27239 HWY 85
WILSONVILLE, 35180

Property Address 258 Holcombe Lane
Columbiana, AL 35051

Date of Sale 12-01-2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 26,060.00 (1/4 Interest)



20250109000009720 3/3 \$30.00
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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).

Date 01-13-2023

Unattested

(verified by)

Print

Stacy Marie Hardin

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1