

THIS DOCUMENT PREPARED BY:

VICTORIA G. MYERS, ESQ.
AMP LAW LLC
3590 B. Pelham Parkway, #107
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Charles Franklin Lutz Jr.
445 Highway 22
Montevallo, AL 35115



20250115000015000 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/15/2025 01:30:20 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

that whereas Connie Ann Carlee Latham, late of Shelby County, Alabama survivor of her spouse Robert Hilton Latham, late of Shelby County, Alabama, leaving a Last Will and Testament, which was duly admitted to the Probate Court of Shelby County, Alabama, on the 22nd day of April, 2024, named therein Charles Franklin Lutz, Jr., as her Executor;

that whereas Charles Franklin Lutz, Jr., was duly appointed and qualified as Executor of the Estate of Connie Ann Carlee Latham, and had Letters Testamentary issued to him by the Probate Court of Shelby County, Alabama on the 22nd of April, 2024;

that whereas said Will of Connie Ann Carlee Latham authorizes and empowers her Executor, Charles Franklin Lutz, Jr., to give as a bequest the real property at 124 Hummingbird Close, Montevallo, Alabama, held by Connie Ann Carlee Latham, which rightly flowed to her at the time of the death of her spouse, Robert Hilton Latham;

that whereas this bequest, from Connie Ann Carlee Latham was made solely to Charles Franklin Lutz Jr.;

NOW THEREFORE, acting as Executor for the Estate of Connie Ann Carlee Latham, I, Charles Franklin Lutz Jr., transfer pursuant to the terms of the Will of Connie Ann Carlee Latham, and on Order by the Probate Court of Shelby County, Alabama, to the Grantee, the Beneficiary named under the Will of Connie Ann Carlee Latham, the following described real property in Shelby County, Alabama, to wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the North line of said 1/4 1/4 Section a distance of 840.00 feet; thence run Southerly a measured distance of 425.48 feet to point of beginning; thence right and run Westerly along an existing fence line a measured distance of 72.59 feet; thence left 76 deg. 28 min. and run Southerly a measured distance of 211.87 feet; thence left 96 deg. 34 min. and run Easterly 210.00 feet; thence left 90 deg. 00 min. and run Northerly 233.15 feet; thence left 96 deg. 39 min. and run Westerly 114.54 feet to point of beginning.

Also included is a non-exclusive easement for ingress and egress which runs with the land hereinabove conveyed. This easement is more particularly described as follows, to wit:

INGRESS AND EGRESS EASEMENT. Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East 840.00 feet; thence Southerly 425.48 feet; thence Westerly 72.59 feet; thence left 76 deg. 28 min. and run Southerly 211.87 feet to point of beginning of herein described easement; thence continue along

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last described course a distance of 20.00 feet; thence left 96 deg. 34 min. and run Easterly 25.00 feet; thence left 83 deg. 26 min. and run Northerly 20.00 feet; thence left 96 deg. 34 min. and run Westerly 25.00 feet to point of beginning. ALSO, commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the Northline of said 1/4 1/4 Section a distance of 840.00 feet; thence right and run Southerly a distance of 425.48 feet; thence Easterly 229.00 feet; thence right 79 deg. 01 min. and run Southeasterly a measured distance of 587.32 feet; thence right 96 deg. 53 min. and Southwesterly a measured distance of 604.34 feet; thence right 110 deg. 38 min. and run Northerly a measured distance of 431.36 feet for point of beginning; thence left 96 deg. 34 min. and run Westerly a measured distance of 383.56 feet to a point of intersection with the Easterly right of way line of a public road; said public road having a measured right of way of 40.00 feet; thence Northerly along said road right of way line 20.00 feet; thence right 85 deg. 26 min. and run Easterly 383.57 feet; thence right 90 deg. 00 min. and run Southerly 20.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, Charles Franklin Lutz, Jr., his heirs and assigns forever.

And I do hereby covenant with the Grantee, that I the Grantor am lawfully authorized under said Will to transfer the said property and that I warrant and defend the same against the lawful claims of all persons claiming by, through or under me as such Executor.

And I hereby state that this property has a known claim due to Alabama Medicaid, and this shall be notice of said claim, which is in the total amount of \$5,575.00. This claim will be due at the time that Grantee or his assigns or heirs should sell or otherwise transfer the real property held under this deed.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 07 day of January the year of 2025.

Charles Franklin Lutz Jr., Grantor
Executor of the Estate of Connie Ann Carlee Lutz, Deceased

To

Charles Franklin Lutz Jr., Grantee
Beneficiary of the Will of Connie Ann Carlee Lutz, Deceased

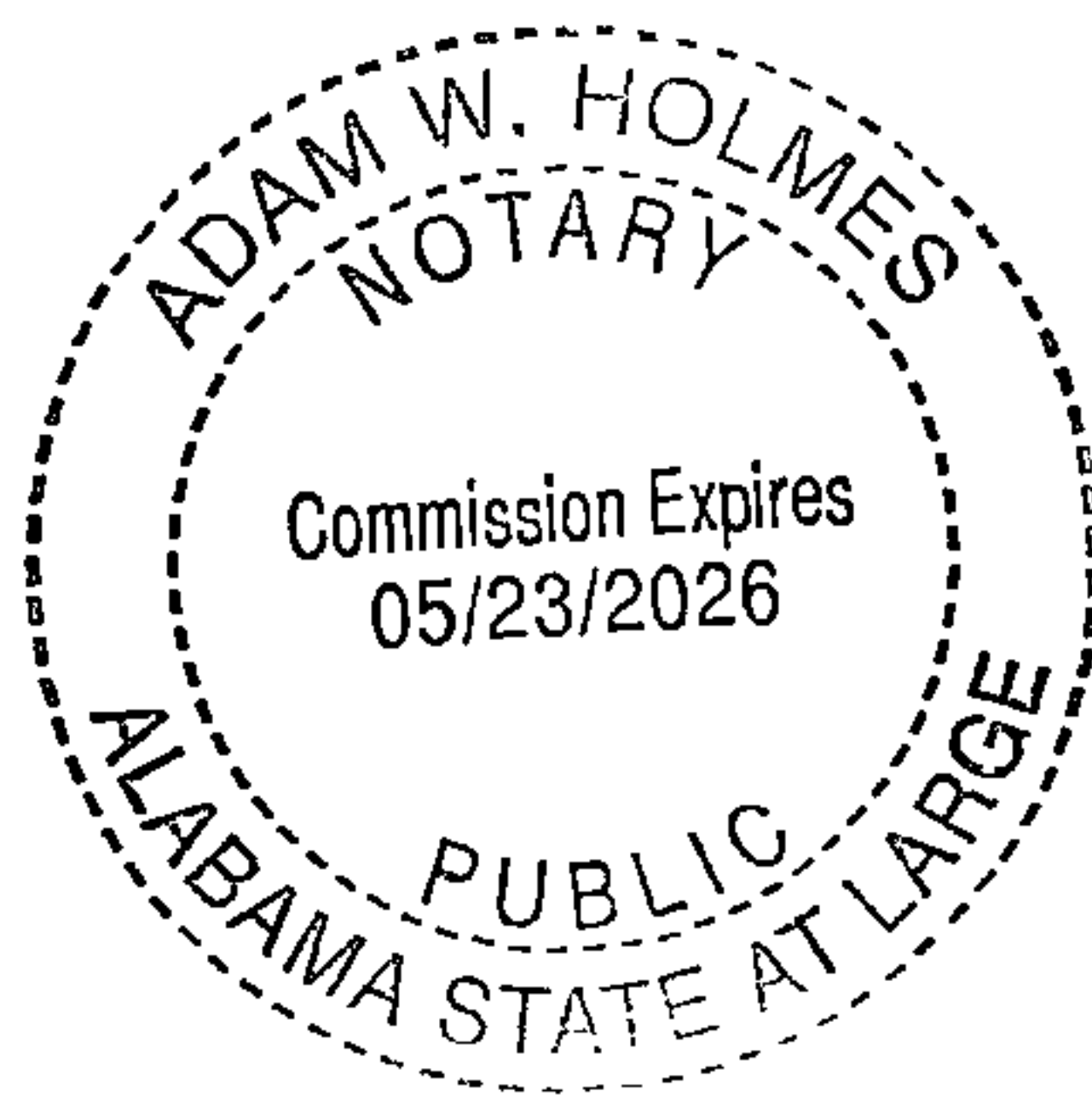
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STATE OF ALABAMA)
COUNTY OF Shelby)

Before me, the undersigned authority, personally appeared **CHARLES FRANKLIN LUTZ JR.**, whose name as Grantor and Grantee is affixed to the foregoing Deed, who is known to me and who being first duly sworn deposes and says that he is informed and believes and that upon such information and belief states that the facts set out in the foregoing are true and correct.

Sworn to and subscribed before me on the 7 day of January 2025.



Adam W. Holmes
NOTARY PUBLIC SIGNATURE
My Commission Expires 05-23-2026

Real Estate Sales Validation Form

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

Grantor's Name Charles Franklin Lutz, Jr.
 Mailing Address Executor of the Estate of Carlee Lutz
445 Highway 22
Montevallo, AL 35115

Grantee's Name Charles Franklin Lutz, Jr.
 Mailing Address 445 Highway 22
Montevallo, AL 35115

Property Address 124 Hummingbird Close
Montevallo, AL 35115

Date of Sale January 14, 2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 50,320.00

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 Property Tax Market Value (2024) |
| <input type="checkbox"/> 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.

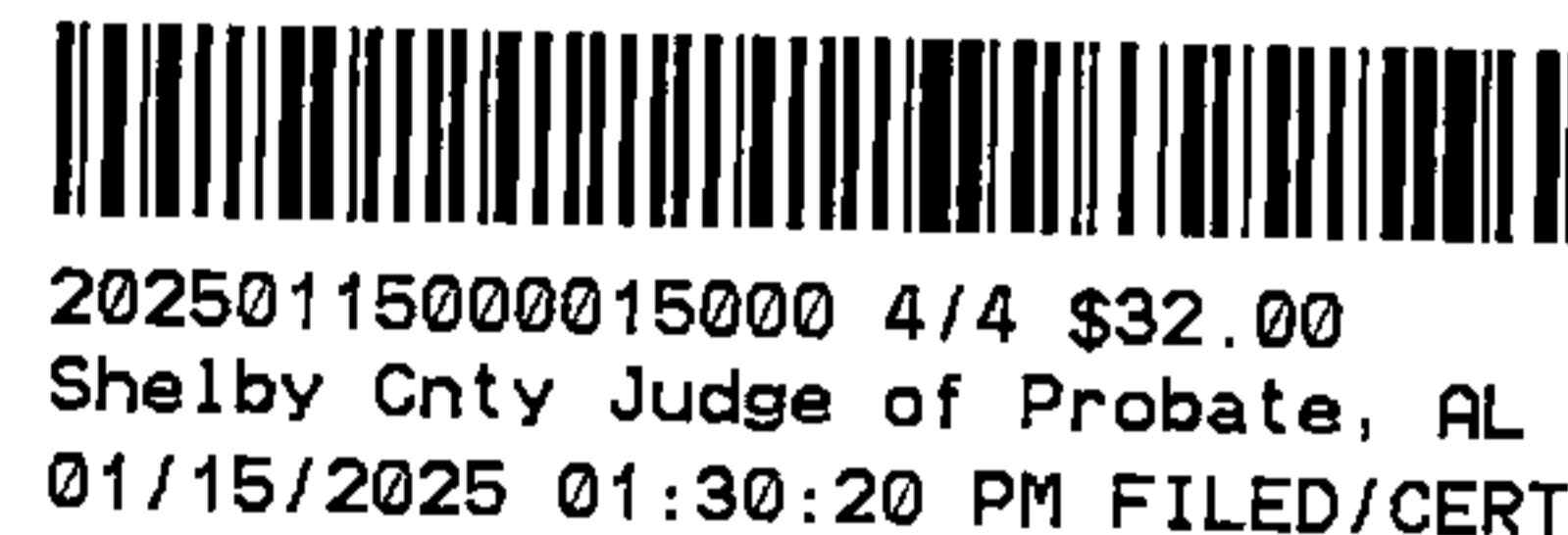
Instructions

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:

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 January 7, 2025

Print Victoria G. Myers, Esq/Agent for Charles Franklin Lutz Jr.

Unattested _____
 (verified by)

Sign Victoria Myers _____
 (Grantor/Grantee/Owner/Agent) circle one