

THIS INSTRUMENT PREPARED BY:


BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, Alabama 35226

Send Tax Notice To:

Joan E. Stinson
1161 Butler Road
Gleason, AL 35007

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20250117000018860 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/17/2025 02:00:25 PM FILED/CERT

WHEREAS, JOAN ELLIS STINSON, was appointed Personal Representative of the Estate of WILLIAM MAXWELL STINSON, **Deceased**, Probate Court Case Number: PR-2024-000644, in the Probate Court of Shelby County; and,

WHEREAS, JOAN ELLIS STINSON desires to place on record evidence of distribution of the real estate, as part of the Estate of WILLIAM MAXWELL STINSON, **Deceased**, to the below listed heirs; said conveyance being pursuant to the laws of intestate succession. NOW THEREFORE:

WITNESSETH:

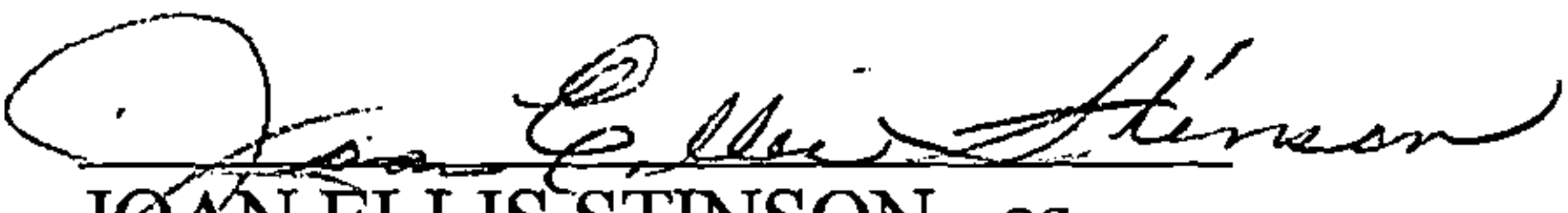
KNOW ALL MEN BY THESE PRESENTS, the undersigned Grantor, JOAN ELLIS STINSON as **Personal Representative of the Estate of WILLIAM MAXWELL STINSON, Deceased**, Probate Court of Shelby County, Alabama, Case Number: PR-2024-000644, does, by these presents, grant, bargain, sell, and convey unto JOAN ELLIS STINSON the following described property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT A WITH PROPERTY DESCRIPTION

Said property was in the joint name of William M. Stinson and Joan E. Stinson, but not with rights of survivorship. William M. Stinson and William Maxwell Stinson are one and the same persons. Joan Ellis Stinson and Joan E. Stinson are one and the same persons.

TO HAVE AND TO HOLD to the said Grantee, her successors, and assigns forever.

IN WITNESS WHEREOF, the said JOAN ELLIS STINSON as Personal Representative of the Estate of WILLIAM MAXWELL STINSON, has hereto set her signature(s) and seal(s) this the 9 day of January, 2025.


JOAN ELLIS STINSON as
Personal Representative of
the Estate of WILLIAM MAXWELL STINSON,
Deceased.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that JOAN ELLIS STINSON, as Personal Representative of the Estate of WILLIAM MAXWELL STINSON, Deceased, who signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the instrument voluntarily for and as the act of said Estate, acting in her capacity as Personal Representative.

GIVEN under my hand and seal this the 9 day of January, 2025.



NOTARY PUBLIC
My Commission Expires: 5/12/26

Exhibit A
Property Description
Personal Representative Deal from
Estate of William Maxwell Stinson
to
Joan Ellis Stinson



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A parcel of land situated in the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 22
Township 21 South, Range 3 West, described as follows:

Commence at the N.W. corner of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 22
and go South 01 degrees 05 minutes 40 seconds east along the west boundary
of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 749 feet; thence North 89 degrees 06 minutes
10 seconds east for 302.80 feet to the point of beginning; thence continue
along previous course for 200 feet; thence South 16 degrees 47 minutes
30 seconds for 503.34 feet to a point on a curve on the north boundary
of Highway No. 12, said curve having a central angle of 28 degrees 45
minutes 23 seconds and a radius of 656.16 feet; thence Westerly along said
curve for 329.32 feet to the point of tangent; thence North 75 degrees
00 minutes 28 seconds West along said North boundary for 12.08 feet;
thence North 00 degrees 57 minutes 00 seconds West for 473.00 feet to the
point of the beginning, containing 3.05 acres 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 William M. Stinson
Mailing Address 1161 Butler Road
Opalaca AL 35007

Grantee's Name Joan E. Stinson
Mailing Address 1161 Butler Road
Opalaca AL 35007

Property Address 1161 Butler Road
Opalaca AL 35007

Date of Sale Jan. 17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 364,870

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 a

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 1-17-25

Unattested

(verified by)

Print JOAN E. STINSON

Sign Joan E. Stinson

(Grantor/Grantee/Owner/Agent) circle one



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