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STATE OF GEORGIA

COUNTY OF HARALSON

EXECUTOR'S DEED

THIS INDENTURE, made this the 17th day of March in the year of our Lord Two Thousand Twenty-Five (2025), between **L. MICHELLE WEATHERFORD, AS EXECUTRIX OF THE ESTATE OF BETTY FAYE WALKER LEDBETTER (deceased)**, late, of the state of Alabama, and the County of Cleburne of the First Part (hereinafter called "Grantor") and **L. MICHELLE WEATHERFORD, and MICHAEL K. BLANDFORD** of the Second Part (hereinafter called "Grantees"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the last will and testaments of said Betty Faye Walker Ledbetter, the same having been duly probated and recorded in the Court of Probate of Cleburne County, Alabama, for and in consideration of the sum of One (\$1.00) Dollar in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee,

See attached Exhibit "A" for legal description.

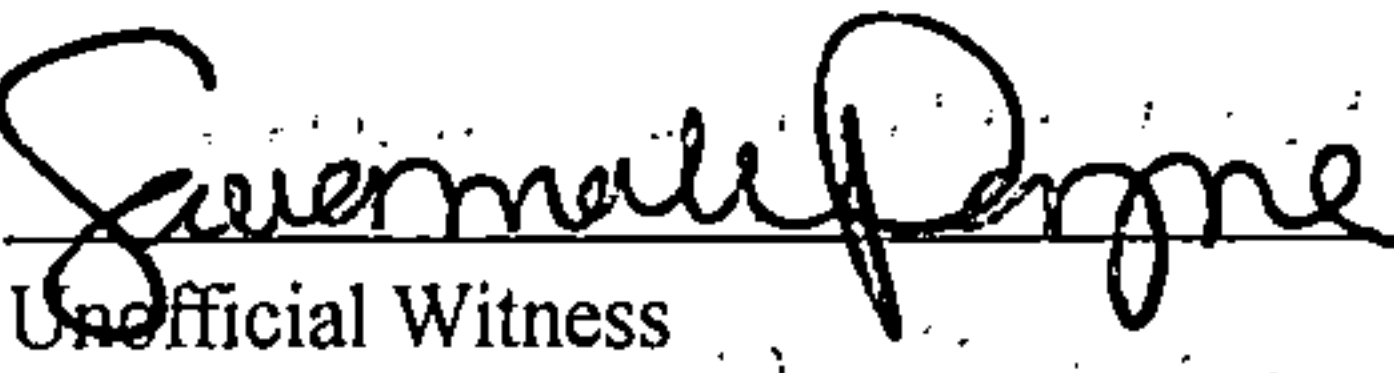
Being 11 5th Avenue Shelby, Alabama 35143
Parcel ID: 33 1 12 4 002 004.00


THIS CONVEYANCE IS MADE PURSUANT TO THE AUTHORITY GIVEN IN THE LAST WILL AND TESTAMENTS OF **Betty Faye Walker Ledbetter**, SAID WILL HAVING BEEN PROBATED IN Cleburne County, Alabama. **Betty Faye Walker Ledbetter** DEPARTED THIS LIFE ON 5/01/2024. COPIES OF THE LETTERS TESTAMENTARY FOR THE ESTATE IS ATTCHED HERETO AS EXHIBIT "B".

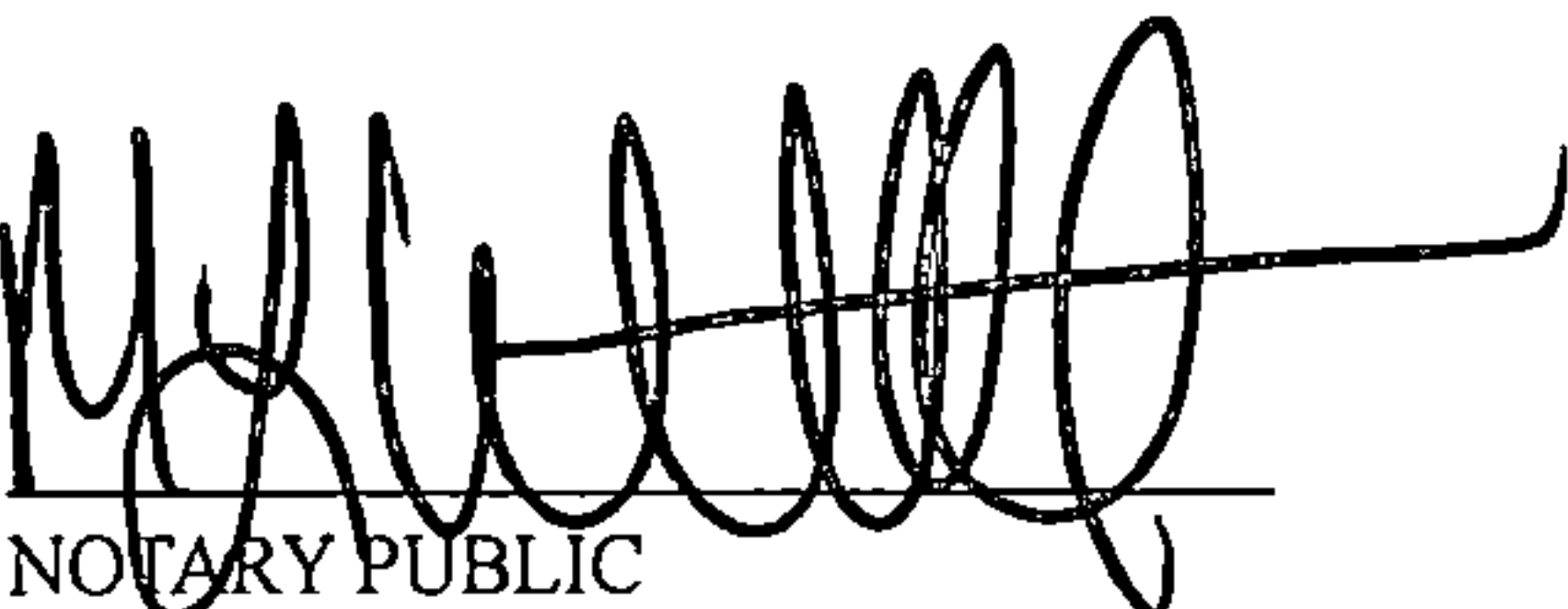
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in **FEE SIMPLE**: in as full and ample a manner as the same was held possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, each Grantor herein has hereunto set her hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


L. Michelle Weatherford, Executrix of the Estate of Betty Faye Walker Ledbetter


NOTARY PUBLIC
My Commission Expires:






20250501000129990 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/01/2025 11:19:44 AM FILED/CERT

STATE OF GEORGIA
COUNTY OF HARALSON

NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that L. Michelle Weatherford signed to the foregoing Deed, and is known to me, acknowledged before me on this day that, being informed of the contents of Deed, they, with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal, this 17 Day of March 2025.


Notary Public

My Commission expires: _____



Exhibit "A"



20250501000129990 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/01/2025 11:19:44 AM FILED/CERT

LOT NO. 8, IN BLOCK 5 OF PINE GROVE CAMP, ACCORDING TO THE SURVEY OF SAID PINE GROVE CAMP, A MAP OF WHICH IS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 4 AT PAGE 8, AND BEING SITUATED IN THE SE1/4 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, EXCEPT MINERAL AND MINING RIGHTS AND EXCEPTING WATER RIGHTS HEREFOR CONVEYED TO ALABAMA POWER COMPANY.

EXHIBIT 'B'



20250501000129990 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/01/2025 11:19:44 AM FILED/CERT

Case 2024051
Probate
Book: 2024 Page: 666
Case Date: 5/21/2024 3:25:27 P
Ryan Robertson
Judge of Probate

IN THE PROBATE COURT OF CLEBURNE COUNTY

IN THE MATTER OF

THE ESTATE OF

BETTY FAYE WALKER LEDBETTER
Deceased.


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CASE NO. 2024-051

LETTERS TESTAMENTARY

The Will of **BETTY FAYE WALKER LEDBETTER**, having been duly admitted to record in said County, **Letters Testamentary** are hereby granted to **L. MICHELLE WEATHERFORD**, as Personal Representative named in said Will, who has complied with the requisites of the law and is authorized to administer the Estate. Subject to the priorities stated in Code of Alabama (1975, as amended) §43-8-76, the **PERSONAL REPRESENTATIVE** acting prudently for the benefit of interested persons, has all powers, without limitation, pursuant to Code of Alabama (1975, as amended) §43-2-843.

Witness by my hand and seal dated this the 21st day of May, 2024.


Judge of Probate

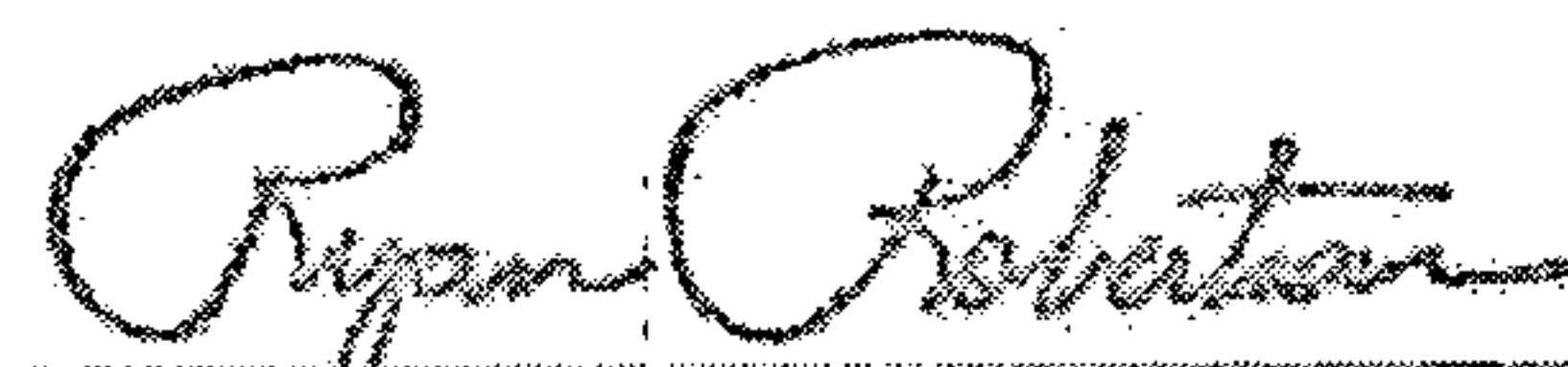
Cleburne County, Alabama



STATE OF ALABAMA
COUNTY OF CLEBURNE

I, the undersigned, Judge of Probate, do hereby certify that the foregoing is a true and correct transcript of the Letters Testamentary issued to **L. MICHELLE WEATHERFORD**, Personal Representative of the Will of **BETTY FAYE WALKER LEDBETTER**, deceased as fully and completely as appears of record in my office, I further certify that said letters are and remain in full force and effect on this date.

Given under my hand and seal of the said Court, as my office on this the 21st day of May, 2024.


Judge of Probate

Cleburne County, Alabama



Judge of Probate



20250501000129990 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/01/2025 11:19:44 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Names: The Estate of Betty Faye Walker Ledbetter, Deceased
Mailing Address: 32353 County Road 49
Fruithurst, AL 36262
Property Address: 11 5th Avenue Shelby, Alabama 35143
Grantees' Name: Michelle Weatherford and Michael K. Blandford
Grantees' Physical Address: 32353 County Road 49
Fruithurst, AL 36262
Mailing Address: 32353 County Road 49
Fruithurst, AL 36262


Date of Sale: 3/17/25
Total purchase price: \$ _____
OR
Actual Value \$ _____
OR
Assessor's Market value: \$ 91,700

The purchase price of 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: Tax Appraisal

If the conveyance document presented for recordation contains all of the required information references above, the filing of this form is not required.

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 imposition of the penalty indicated in the Code of Alabama 1975 § 40-22-1(h).
Date:

K. Paul Ellison
Print

Sign (Grantor/Grantee/Owner/Agent)