



20191004000365610 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/04/2019 10:40:10 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Tommy B. Majors IV, Attorney at Law
The Majors Law Firm, LLC
270 Doug Baker Blvd, STE 700-201
Birmingham, AL 35242**

Send Tax Notice to:

**Daniel Scott Sims
121 Chestnut Lane
Helena, AL 35080**

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of Ten-and-NO/100 Dollars (\$10.00), in hand paid to the undersigned Pamela S. Hand, as Administrator and Personal Representative of the Estate of Glenda M. Sims, deceased, (GRANTOR), a married woman, by Daniel Scott Sims, (GRANTEE), a single man, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grants, bargains, sells and conveys unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Lot 14, according to the Survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

Street Address: 121 Chestnut Lane, Helena, AL 35080.
Parcel ID Number: 12-6-23-0-000-001.024

The subject property does not constitute the homestead of the GRANTOR.

By Letters of Administration granted on 1 April 2019 by the Probate Court of Shelby County Alabama, Pamela S. Hand was appointed as Administrator and Personal Representative of the Estate of Glenda M. Sims, deceased, as reflected in PR-2019-000106.

This deed is prepared without the benefit of title insurance or title examination.
GRANTOR makes no certification as to title.

This Administrator's Deed is being recorded contemporaneously along with one (1) Quit Claim Deed with the Grantor in said deed being Pamela S. Hand, being the only other heir and next-of-kin of Glenda M. Sims, deceased, with the intent that any and all interest in the above-described real estate be transferred to GRANTEE.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances belonging, or in anywise appertaining; TO HAVE AND TO HOLD to the said GRANTEE, and to their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2 day of October, 20 19.

Pamela S. Hand
Pamela S. Hand

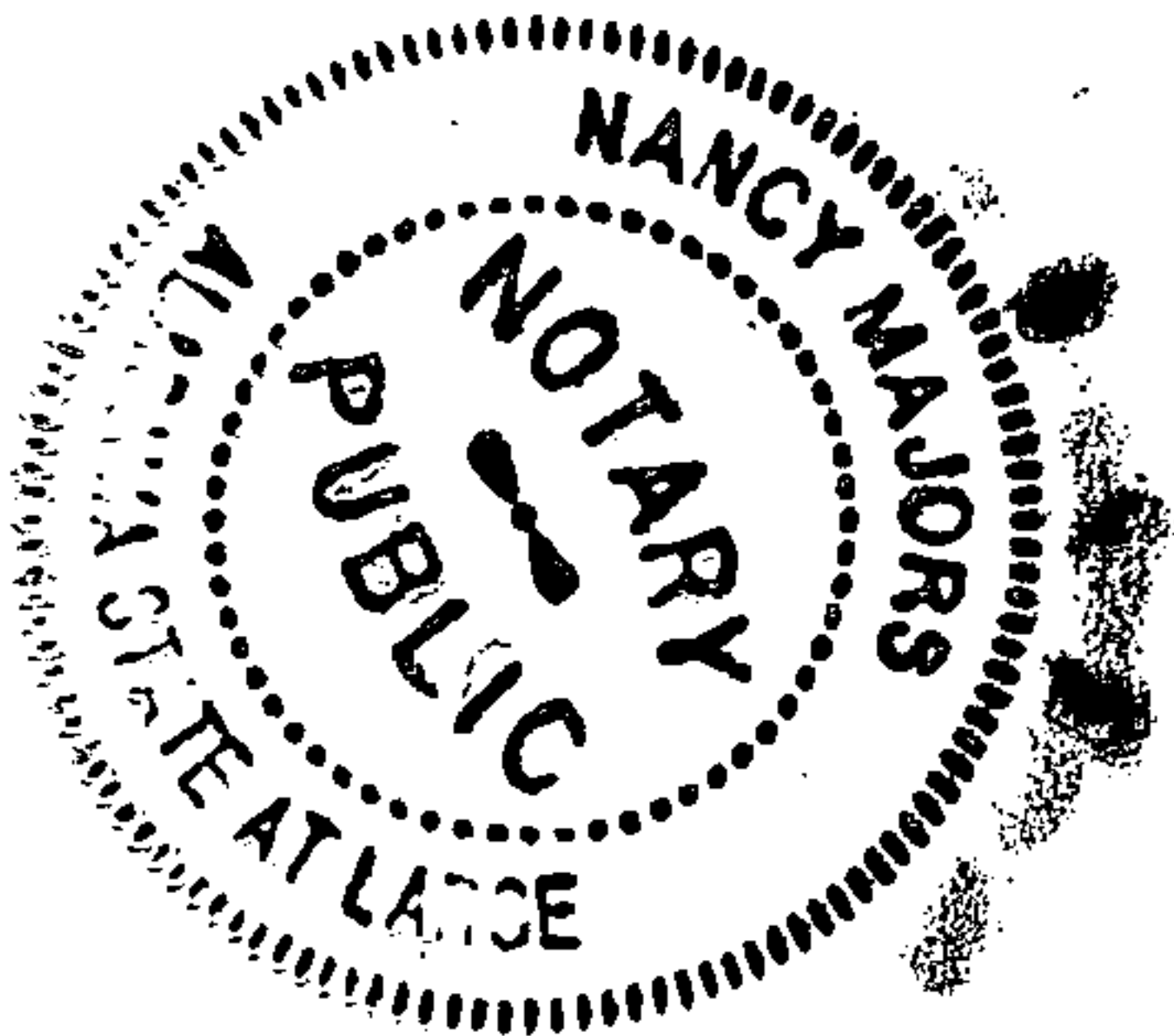
STATE OF ALABAMA)

COUNTY OF Shelby)

Before me, the undersigned authority, appeared Pamela S. Hand, as Personal Representative of the Estate of Glenda M. Sims, deceased, is signed to 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 same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 2 day of October, 20 19.

SEAL



Nancy Majors
Notary Public

My Commission Expires: 2/11/2023



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Real Estate Sales Validation Form

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

Grantor's Name Pamela S. Hand, Administrator and Personal
Mailing Address Representative of the Estate of Glenda M. Sims
8 Honeysuckle Rd.
Helena, AL 35080

Grantee's Name Daniel Scott Sims *an heir*
Mailing Address 121 Chestnut Drive *to the estate*
Helena, AL 35080 *of Glenda*
M. Sims,
deceased.

Property Address 121 Chestnut Drive
Helena, AL 35080

Date of Sale 2 October 2019

Total Purchase Price \$ *TBM*

or
Actual Value \$

or
Assessor's Market Value \$ 308,760.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Tax Assessor's Website
☐ 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 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).

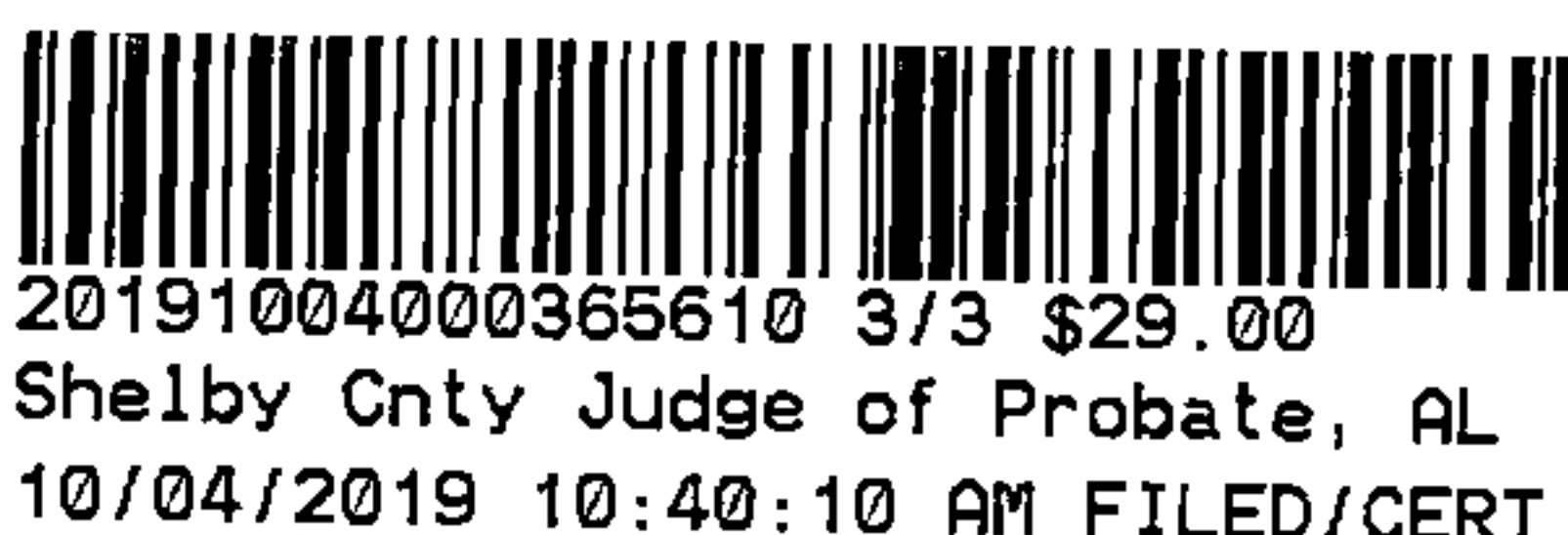
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4 October 2019

Print Tommy B. Majors IV, Attorney for Grantor

☒ Unattested

Sign *Tommy B. Majors IV*
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1