



20210219000085250 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/19/2021 12:55:56 PM FILED/CERT

Space above this line reserved for recording office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This instrument was prepared by:  
John Bahakei, Attorney  
2131 12<sup>th</sup> Avenue North  
Birmingham, AL 35234

Send Tax Notice To:  
Mary Ann Giardina Vines  
176 Jasmine Drive  
Alabaster, Alabama 35007

## PERSONAL REPRESENTATIVE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That whereas Regina Carroll Williams was appointed Personal Representative of the Estate of Sam Michael Giardina aka Sammy Michael Giardina, deceased by order of the Probate Court of Shelby County, Alabama, case number PR-2020-490.

Now, Therefore, in consideration of the foregoing, the terms of the Last Will and Testament of Sam Michael Giardina aka Sammy Michael Giardina and the sum of One Dollar (\$1.00) in hand paid by Mary Ann Giardina Vines, to Regina Carroll Williams, a married person, as Personal Representative of the Estate of Sam Michael Giardina aka Sammy Michael Giardina, the said Regina Carroll Williams, as Personal Representative of the Estate of Sam Michael Giardina aka Sammy Michael Giardina, deceased, whose address is 1037 Seminole Place, Calera, Alabama 35040 (herein referred to as Grantor) does, grant, bargain, sell and convey unto **Mary Ann Giardina Vines, whose address is 176 Jasmine Drive, Alabaster, Alabama** (herein referred to as Grantee), all of the right, title and interest of the Estate of Sam Michael Giardina aka Sammy Michael Giardina, deceased in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 17 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is hereby made subject to covenants, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

The subject property is NOT the homestead of Grantor nor her spouse.

To have and to hold, to the said Grantee her, heirs, successors and assigns, forever.

In witness whereof, the undersigned has hereunto set her hand and seal as Personal Representative of the Estate of Sammy Michael Giardina, deceased, on this 5<sup>th</sup> day of February, 2021.

Estate of Sam Michael Giardina aka Sammy Michael Giardina

By: Regina Carroll Williams (Seal)  
Regina Carroll Williams, Personal Representative  
of the Estate of Sam Michael Giardina aka  
Sammy Michael Giardina, deceased.

State of Alabama  
County of Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Regina Carroll Williams as Personal Representative of the Estate of Sam Michael Giardina aka Sammy Michael Giardina, deceased, is signed to the foregoing conveyance, and who is known to me or otherwise presented proof of his/her/their identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5<sup>th</sup> day of February, 2021.

Notary Public

My Commission Expires: 9-4-2024



# Real Estate Sales Validation Form

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

Grantor's Name Estate of Sam Michael  
Mailing Address Giardina  
1037 Seminole Pl  
Calera AL 35040

Grantee's Name Mary Ann Giardina Vines  
Mailing Address 176 Jasmine Dr.  
Alabaster, AL 35007

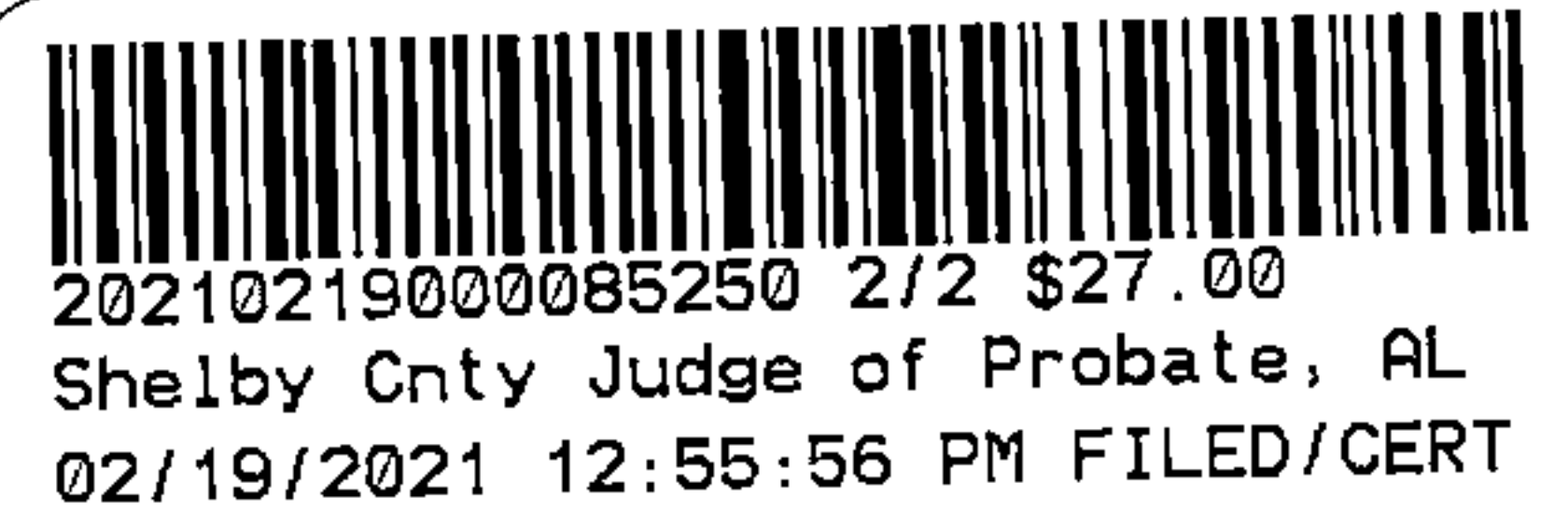
Property Address 176 Jasmine Dr  
Alabaster AL  
35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 129,000

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 2/19/21

Print MARY Ann Vines

Unattested

(verified by)

Sign Mary Ann Vines  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1