

20210921000459490  
09/21/2021 11:02:49 AM  
EXEDED 1/3

This Instrument was prepared by: Ulyesa Blackmon  
Blackmon & Blackmon, L.L.C.  
616 Gadsden Highway Suite C  
Birmingham, AL 35235

Please Send Tax Notice To:  
John Beard  
418 Meadow Lark Place  
Alabaster, AL 35007

## EXECUTOR'S DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration paid by John Beard, as Trustee and Personal Representative of the Estate of Walter B. Beard, deceased, Case No. PR-2020-001037, the receipt in full and sufficiency whereof is acknowledged the undersigned, The Estate of Walter B. Beard, Case No. PR-2020-001037 by John Beard Personal Representative, do hereby grant, bargain, sell and convey unto John Beard, a married man, Sandra Byrd a married woman, Shawn Payne a married man and Lisandra Payne a single woman (herein referred to as grantees)

*Shawn Payne and Lisandra Payne are the Heirs at Law of Lisa Beard, deceased, Heir and Devisee of the Estate of Walter B. Beard, Probate Case No. PR-2020-001037*

The following described real estate, situated in Shelby County, Alabama, to-wit:


Legal

**Lot 7, Block 1, according to the Map of Willow Glen as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever.

IN WITNESS WHEREOF, the Estate of Walter B. Beard Representative seal this  
26 day of August 2021.

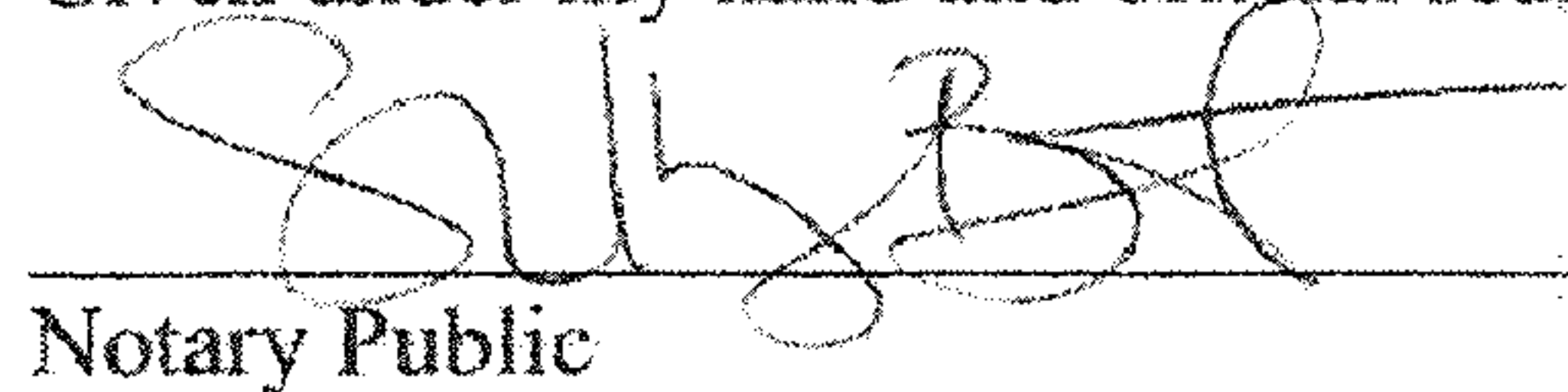
Estate of Walter B. Beard

  
by John Beard- Personal Representative

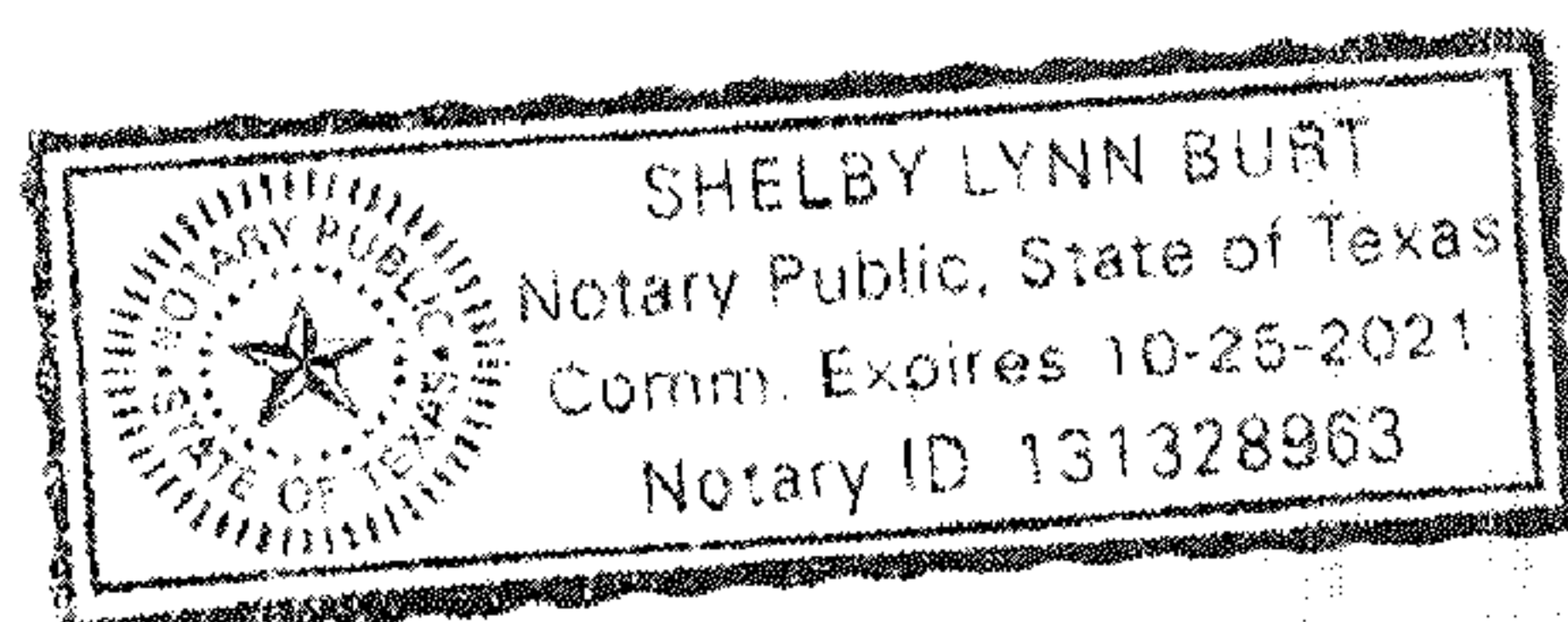
TEXAS SB  
STATE OF ALABAMA  
Guadalupe SB  
SHELBY COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Beard as Personal Representative of the Estate of Walter B. Beard whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August 2021.

  
Notary Public

My Commission Expires: 10-25-2021





**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Trustee John Beard  
 Mailing Address Estate of Walter B. Beard

Grantee's Name John Beard  
 Mailing Address \_\_\_\_\_

Property Address 418 Meadow Lark Place  
Alabaster, AL  
35007

Date of Sale 8-26-2021  
 Total Purchase Price \$ 500<sup>00</sup>

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

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 Will Estate of Walter B. Beard  
Case No. PR-2020-001037

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 8/26/2021

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 09/21/2021 11:02:49 AM  
 \$32.00 CHARITY  
 20210921000459490

Print Blackmon & Blackmon, LLC  
Legal Assist  
 (Grantor/Grantee/Owner/Agent) circle one

Alex S. Boyd

**Form RT-1**

