

20210929000474840 1/3 \$172.50
Shelby Cnty Judge of Probate, AL
09/29/2021 10:51:34 AM FILED/CERT

This Instrument Prepared By:

Marcus A. Jones, III, Esquire
200 Title Building
300 Richard Arrington Jr. Blvd. N.
Birmingham, Alabama 35203
(205) 252-1146

Send Tax Notice To:

Ms. Eddy C. Turner
922 42nd Street South
Birmingham, AL 35222

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED, made and entered into the 20 day of August, 2021, by **EDDY CAROL TURNER**, as Administrator of the Estate of **WILLIAM E. BUNN**, deceased, herein referred to as Administrator, to **EDDY CAROL TURNER**, a single woman, herein referred to as GRANTEE.

RECITALS

1. **WILLIAM E. BUNN**, (herein referred to as the "Decedent") died on December 23, 2010 leaving no Last Will and Testament. The Probate Court of Shelby County, Alabama, issued Letters of Administration to GRANTOR, **EDDY CAROL TURNER**, January 30, 2019, authorizing her to act on behalf of the Estate of the Decedent. The case number of said Estate is PR-2018-000760.
2. The GRANTOR, **EDDY CAROL TURNER**, has determined that the real estate described herein and made subject of this conveyance shall be distributed to GRANTEE as determined by the laws of intestate succession of Alabama.

NOW, THEREFORE, in consideration of the premises, and pursuant to the laws of intestate succession of Alabama, GRANTOR does grant, bargain, sell and convey unto **EDDY CAROL TURNER**, a single woman, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2020 and thereafter.

Subject to restrictions, easements, building lines, rights of way and conditions of sanitary sewer system of record.

Shelby County, AL 09/29/2021
State of Alabama
Deed Tax: \$144.50



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THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

This instrument is executed by the Administrator of said estate solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the Administrator in its respective individual capacity, and the Administrator/Grantor expressly limits its liability in the representative capacity named.

IN WITNESS WHEREOF, the Administrator has executed this conveyance by setting its signature, this the 20 day of August, 2021.

**THE ESTATE OF WILLIAM E. BUNN
DECEASED**

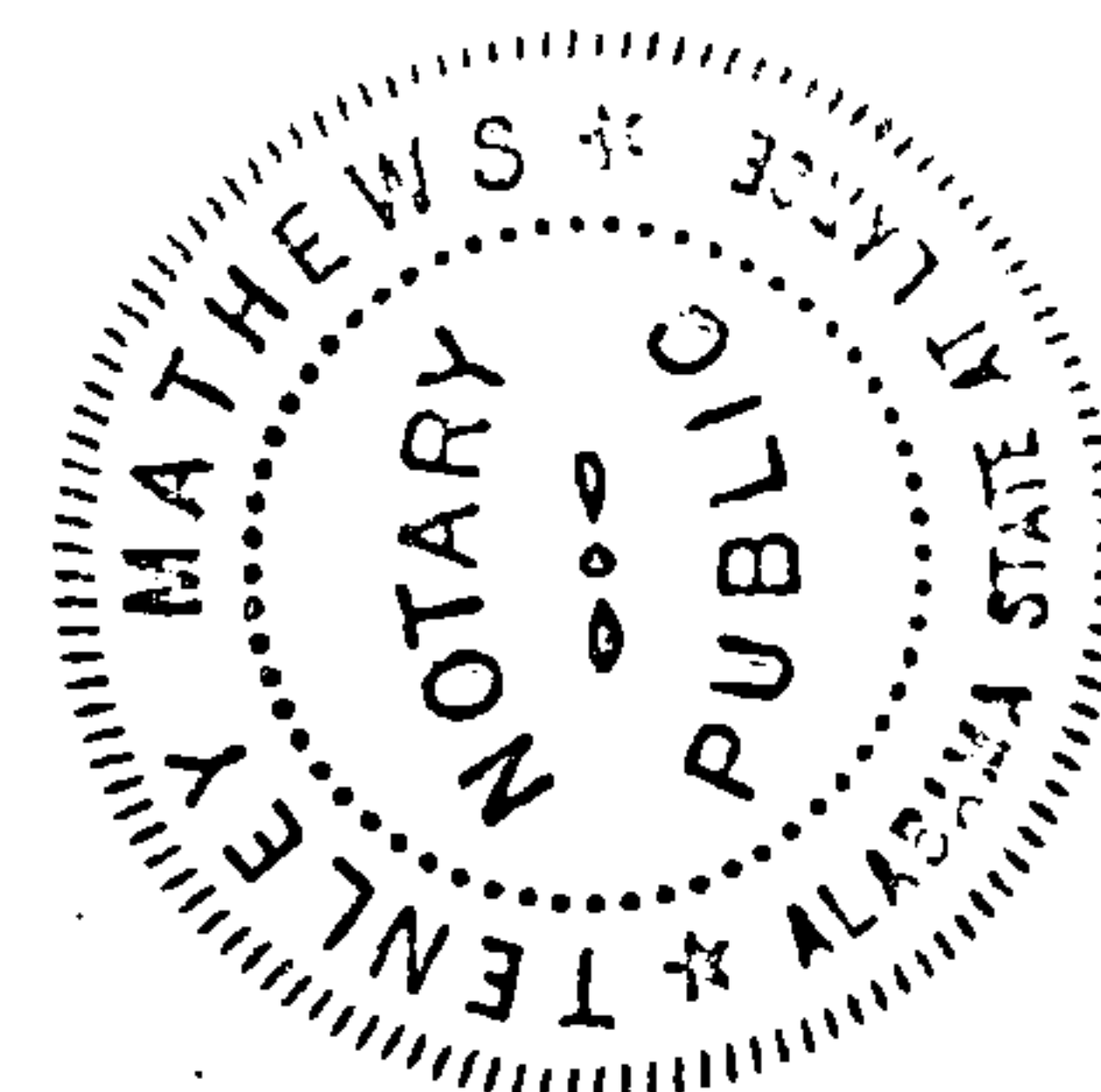
BY: Eddy Carol Turner
EDDY CAROL TURNER, Administrator

**STATE OF ALABAMA)
COUNTY OF Jefferson)**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **EDDY CAROL TURNER, as Administrator of the Estate of William E. Bunn, deceased**, whose name is signed to the foregoing, and who is know to me, acknowledged before me on this date, that being informed of the foregoing, executes the same voluntarily on the day same bears date.

Given under my hand and seal this 20 day of August, 2021.

Jerley Mathews
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/17/2024



Real Estate Sales Validation Form



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

Grantor's Name Eddy Carol Turner, as Admin of the estate of William E. Bunn, Deceased
Mailing Address 922 42nd Street South
Birmingham, Alabama 35222

Grantee's Name Eddy Carol Turner
Mailing Address 922 42nd Street South
Birmingham, Alabama 35222

Property Address 615 Crosscreek Trail
Pelham, Alabama 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 144,100.00

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 Value
☐ 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 _____

Print Marcus A. Jones

☐ Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1