

STATE OF ALABAMA
COUNTY OF SHELBY

EXECUTOR'S DEED

20211011000493970
10/11/2021 11:38:32 AM
EXEDEED 1/4

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid by ANGELA E. DURANT/Grantee, the receipt in full and sufficiency whereof is acknowledged, the undersigned, **Estate of JERRY FRANKLIN RUSSELL, SR., by MICHAEL W. RUSSELL, CASE NO. PR-2021-000666** **IN SHELBY COUNTY, ALABAMA** Personal Representative/Grantor, does grant, bargain, sell and convey unto the said ANGELA E. DURANT/**Grantee**, the following described real property, situated in SHELBY County, Alabama, viz:

Real property described in Exhibit A, which is attached hereto and incorporated herein by reference.

Subject to property taxes due October 1, 2021, easements, covenants, conditions, restrictions and other items of record.

No title search was performed. This deed was prepared by the drafter with information provided by the grantee and grantor herein and relied upon by the drafter.

TO HAVE AND TO HOLD unto the said ANGELA E. DURANT/GRANTEE HER HEIRS and assigns in fee simple, forever.

IN WITNESS WHEREOF, the **Estate of JERRY FRANKLIN RUSSELL, SR., by MICHAEL W. RUSSELL/Grantor** Personal Representative, has caused these presents to be executed by its duly authorized Personal Representative this 10/5/21.

Estate of Estate of JERRY FRANKLIN RUSSELL, SR.



By: MICHAEL W. RUSSELL
Its: Personal Representative

Grantee's Address
1155 Whippoorwill Dr.
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that MICHAEL W. RUSSELL whose name as Personal Representative for **Estate of JERRY FRANKLIN RUSSELL, SR.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/5/21.


NOTARY PUBLIC
MY COMMISSION EXPIRES:

8/28/22



This Instrument was Prepared By:
John R. Holliman, Esq.
2491 PELHAM PKWY
PELHAM, AL 35124

Exhibit A

Lot 7, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

Building setback line of 35 feet reserved from Whippoorwill Drive as shown by Plat;

Public Easements as shown by recorded plat, including an easement of 10 feet on the Southerly side of lot;

Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 28, Page 14;

Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 55, Page 454;

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320, Page 887;

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 293, Page 334;

Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 317, page 272.

Source of Title: Instrument 1995-27637

Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Jerry F. Russell, Sr.</u>	Grantee's Name	<u>Angela E. Durant</u>
Mailing Address	<u>1155 Whippoorwill Drive</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1155 Whippoorwill Drive</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1155 Whippoorwill Drive</u> <u>Alabaster, AL 35007</u> <u>13 7 26 3 002 015.050</u>	Date of Sale	<u>10/11/2021</u>
		Total Purchase Price	<u>\$</u>
		or	<u>Per LW&T of Jerry F. Russell, Sr.</u>
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 170,300</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 10/11/2021

Unattested _____

Sign John Hollen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2021 11:38:32 AM
\$32.00 CHERRY
20211011000493970

Form RT-1

Allen S. Boyd