

*emailed 7/7/21*



20211019000507460 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/19/2021 12:17:24 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
SCOZZARO LAW, LLC  
P.O. Box 548  
Helena, AL 35080  
(205) 624-3367

SEND TAX NOTICE TO:  
Penny Diane Vance  
330 Woodland Drive  
Montevallo, AL 35115

**EXECUTOR'S WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**, that in and for consideration of the Last Will and Testament of Lois Mae Wilbourn, dated December 19, 2018, and pursuant to Letters Testamentary granted to Penny Diane Vance in the Estate of Lois Mae Wilbourn, the **Estate of Lois Mae Wilbourn** by and through **Penny Diane Vance** in her capacity as Personal Representative authorized by Letters Testamentary dated August 6, 2020 from the Judge of Probate of Shelby County in PR-2020-000591 (hereinafter called "Grantor"), said Grantor does hereby **TRANSFER** and **CONVEY** to **Penny Diane Vance**, a single female, in her individual capacity (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

**The East of land beginning at the NE corner of the Onne Lee land running South 70 yards, thence east 140 yards, thence North 70 yards, thence West 140 yards to point of beginning; being a part of the NE ¼ of Section 5, Township 22 South, Range 2 West, situated in Shelby County, Alabama.**

**The above-described land contains one acre, more or less.**

Subject to: All easements, restrictions and rights of way of record.

Property Address: 425 Apricot Lane, Calera, AL 35040

**TO HAVE AND TO HOLD** unto said GRANTEE, in fee simple, her heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

Said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that she, as Personal Representative of the Estate of Lois Mae Wilbourn, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has good right to convey the same as aforesaid, and that she will and her successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Estate of Lois Mae Wilbourn has caused these presents to be executed by its duly authorized Personal Representative/Executor on this the 7<sup>th</sup> day of July, 2021.

*Penny Diane Vance*

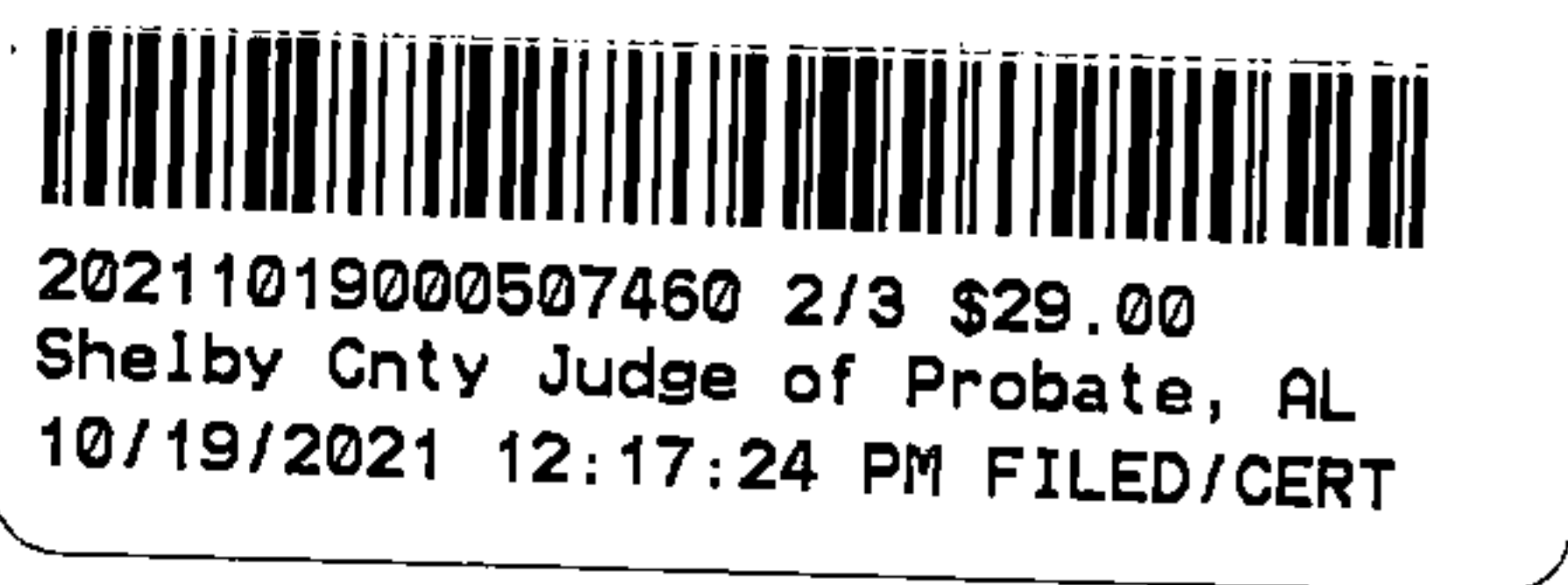
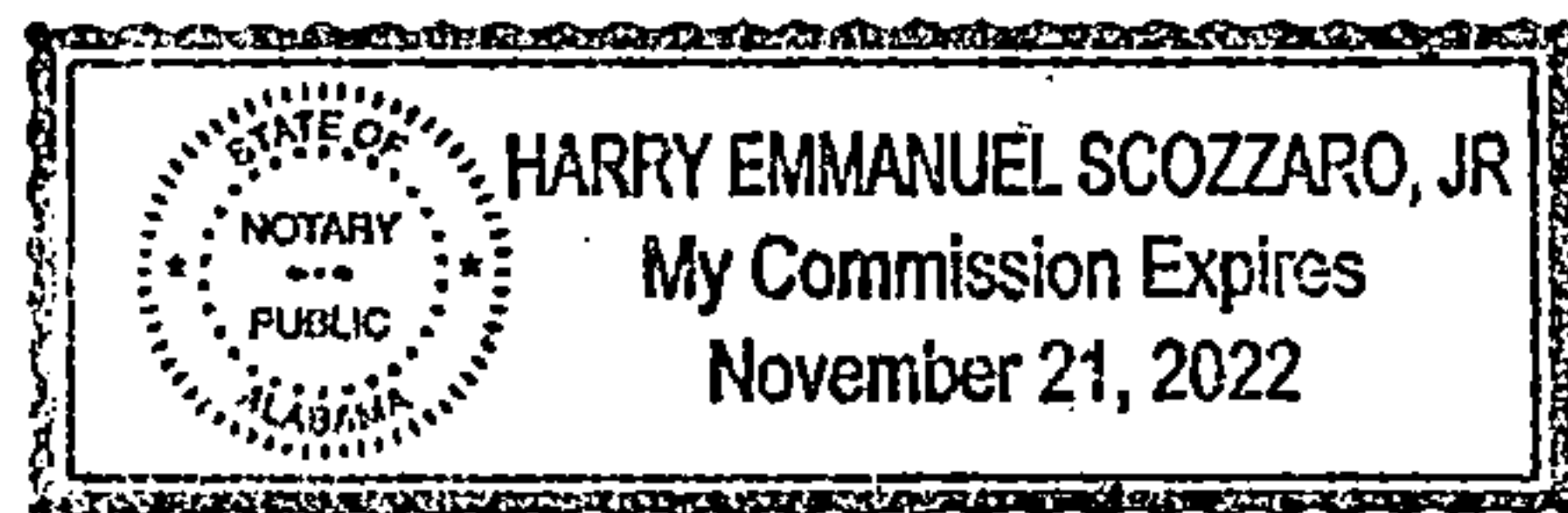
**Penny Diane Vance**  
**Personal Representative/Executor**  
**of the Estate of Lois Mae Wilbourn**

STATE OF ALABAMA            )  
SHELBY COUNTY                )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Penny Diane Vance, Personal Representative/Executor of the Estate of Lois Mae Wilbourn** whose name 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7 day of July, 2021.

*Harry Emmanuel Scozzaro, Jr.*  
NOTARY PUBLIC  
My Commission Expires: 11/21/22





Real Estate Sales Validation Form

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

Grantor's Name Est. of Lois Mae  
Mailing Address Wilbour  
330 Woodland Drive  
Montevallo, AL 35115

Grantee's Name Penny Diane Vance  
Mailing Address 330 Woodland Drive  
Montevallo, AL 35115

Property Address 425 Apricot Lane  
Calera, AL 35040

Date of Sale 7-7-21  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 39,250.00  
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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 Tax Assessor

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 10/19/21

Print Harry Emmanuel Scurro, Jr.

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

MSY