

2021 6488
Recorded in the Above
DEED Book & Page
05-20-2021 10:49:11 AM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

EXECUTOR'S DEED

STATE OF ALABAMA)
COUNTY OF MOBILE)

KNOW ALL MEN BY THESE PRESENTS that by a Decree dated the 5th day of April, 2019, rendered by the Probate Court of Mobile County, Alabama, in the case of the Estate of Dennis Truiet Feltman, deceased, Case Number 2019-0502, I, Pamela Patterson, Executor of the Estate of Dennis Truiet Feltman, deceased, was, pursuant to the will of Dennis Truiet Feltman, authorized to and directed to, among other things, execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and in conformity with and pursuant to the authority of said Decree, I, Pamela Patterson as Executor of the Estate of Dennis Truiet Feltman, deceased, do hereby **GRANT** unto Danny Jeffery Feltman, the following described real estate situated in St. Clair County and Shelby County, Alabama, to wit:

IN ST. CLAIR COUNTY

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East, lying South of the old Camp Winnataska Road, less and except the West 561 feet of said quarter-quarter section.

Also, that part of the SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East, lying South of said old Camp Winnataska Road.

Also, that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, Township 17 South, Range 2 East, lying South and West of said old Camp Winnataska Road.

Less and except one acre in SE corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East, known as the Methodist Church lot and also less and except a part of lot owned by J.C. Spruiell described as follows: Beginning on the East line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East, 140 yards North of the SE corner of said quarter-quarter section; go North 40 yards; thence West 115 yards; thence South 70 yards; thence East 115 yards to point of beginning.



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Shelby Cnty Judge of Probate, AL
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IN SHELBY COUNTY

That part pf the N ½ of NE ¼ of Section 5, Township 18 South, Range 2 East, and that part of the NW ¼ of the NW ¼ of Section 4, Township 18 South, Range 2 East, which lies West of a County paved road and North of a public road conveyed to Shelby County on May 23, 1967, by Emily E. White and husband, Donald S. White, as shown by deed recorded in Deed Book 248 at page 505, Office of Judge of Probate of Shelby County, Alabama, less and except the West 561 feet thereof lying in the NW ¼ of NE ¼ of said Section 5.

The total acres described herein being 70 acres, more or less.

Less and except a 1/16 interest in all gas and oil, in, under and upon said property, as shown by deed recorded in Deed Book 96 at page 438, Office of Judge of Probate of Shelby County, Alabama, and recorded in Deed Book 22 at page 445, Office of Judge of Probate of St. Clair County, Alabama, as less and except public roads and easements and rights of way of record.

TOGETHER WITH all and singular rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said property unto the said Danny Jeffery Feltman in fee simple forever, subject to any easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15 day of

April, 2021, at Mobile, Alabama.



PAMELA PATTERSON, Executor
Of the Estate of Dennis Truiet Feltman, Deceased.

**STATE OF ALABAMA)
COUNTY OF MOBILE)**

I, THE UNDERSIGNED notary public, in and for sad State and County, hereby certify that **PAMELA PATTERSON**, whose name is signed to the foregoing deed as Executor of the Estate of Dennis Truiet Feltman, Deceased, and whose is known to me, acknowledged before me on this date, that being informed of the contents of the deed, that she executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Mobile County, Alabama, on the date the same bears date.



GIVEN UNDER my hand and official seal of office on this the 15 day of April, 2021.


Notary Public
My Commission Expires: 11/21/23

GRANTEE'S ADDRESS:

Danny Jeffrey Feltman
200 Magnolia Lane
Pell City, AL 35128

THIS INSTRUMENT PREPARED BY:
MICHAEL S. McNAIR
Attorney at Law
2151 Government Street
Mobile, Alabama 36606
(251) 450-0111

2021 6490
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Book/Ps: 2021/6488
Term/Cashier: 5 PC-PROB-REC-01 / svann
Tran: 13268.325782.460423
Recorded: 05-20-2021 10:49:33
CER Certification Fee 3.00
MHF Mental Health Fee 6.50
NTX NO TAX COLLECTED 1.00
PJF Special Index Fee 5.50
REC Recording Fee 12.00
Total Fees: \$ 28.00



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PPIN 23138

Real Estate Sales Validation Form

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

Grantor's Name DENNIS FELTMAN
Mailing Address _____
(Seller) _____

Grantee's Name DANNY FELTMAN
Mailing Address 200 MAGNOLIA LN
(Buyer) PELL CITY AL 35128

Property Address 200 MAGNOLIA LN
PELL CITY AL 35128

Date of Sale 2021 0431
Total Purchase Price \$
or
Actual Value \$5-20-2021 10:49:11 AM
or
Assessor's Market Value \$ 10/110.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other PER WILL

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 propf 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 5/20/21

Print _____

Unattested

dw
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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