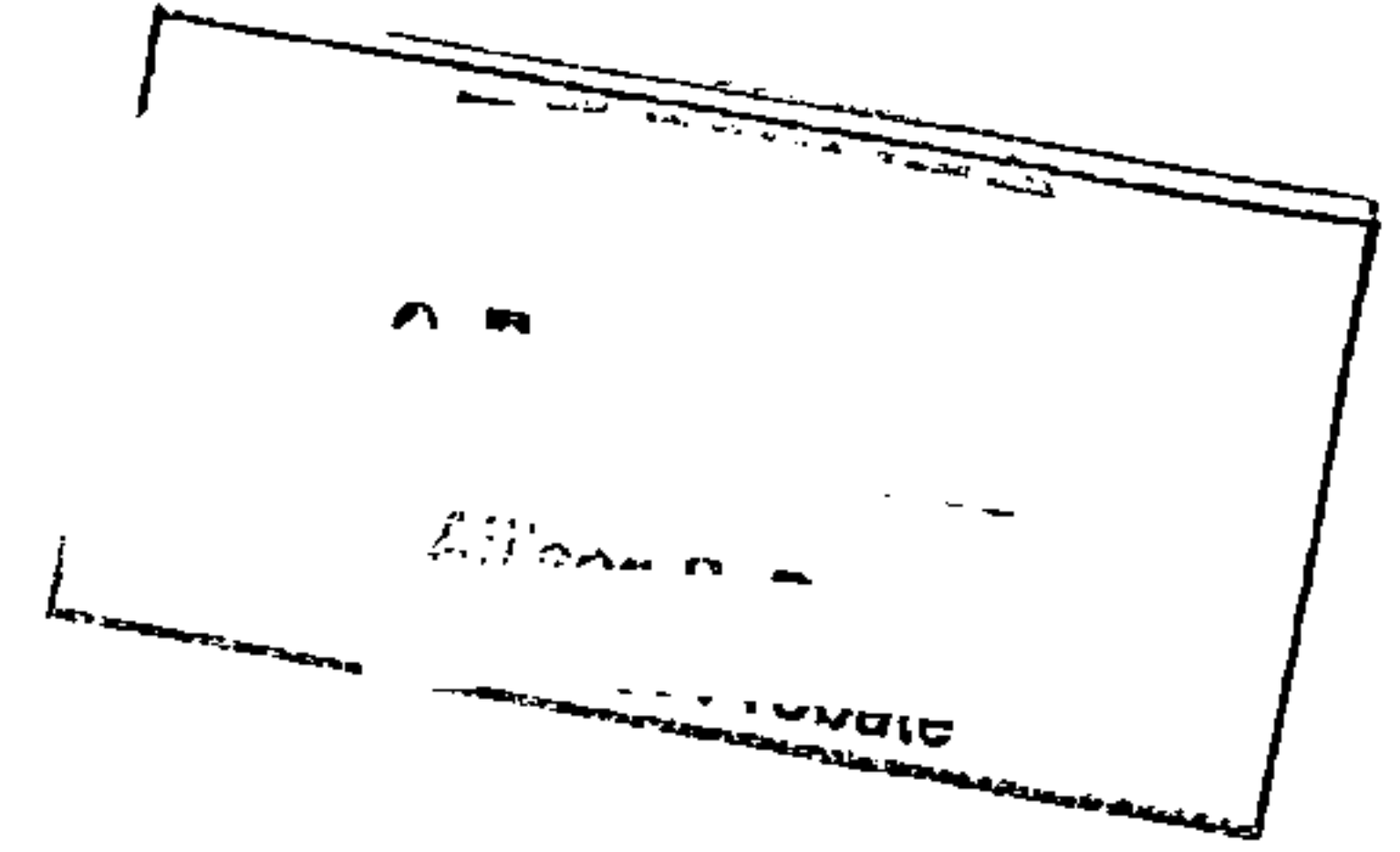


Prepared by Harwell Law Firm LLC
201 Forest Pines Road
Sterrett, AL 35147



20230207000031360 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
02/07/2023 10:09:25 AM FILED/CERT



STATE OF ALABAMA)

SHELBY COUNTY)

ADMINISTRATOR'S DEED

THIS IS AN ADMINISTRATOR'S DEED executed by TRACIE BLACKMON PAYNE, as Personal Representative of the Estate of William Franklin Blackmon, Deceased, Shelby County, Alabama, Probate Case No. PR-2022-531, (hereinafter referred to as "Grantor"), to TRACIE BLACKMON PAYNE (hereinafter referred to as "Grantee").

NOW THEREFORE, in consideration of the agreement reached between the other heir in the estate, Tina Blackmon Boothe, and other good and valuable consideration paid to the Grantor and the other heir pursuant to an agreement reached between the heirs, receipt of which is hereby acknowledged, the Grantor does hereby RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY to TRACIE BLACKMON PAYNE, a single woman, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot 3, according to the survey of Davis Family Subdivision, as recorded in Map Book 41, Page 82, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto said GRANTEE, her heirs and assigns forever.

This instrument is executed by TRACIE BLACKMON PAYNE solely in her capacity as Personal Representative of the Estate, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in her individual capacity, and the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Personal Representative as aforesaid.

Given under my hand and seal, this the 3rd day of Feb, 2023.

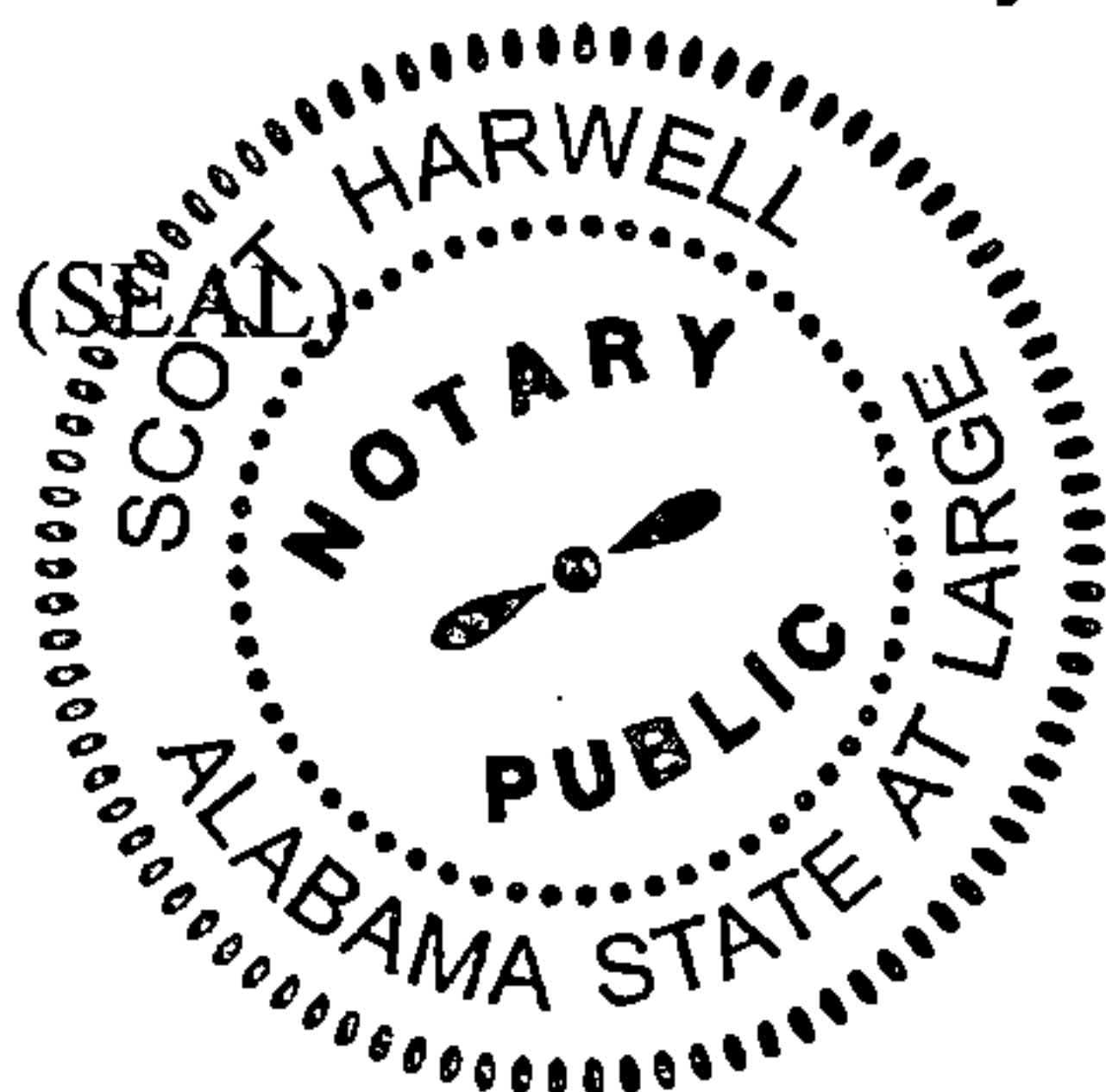
Tracie Blackmon Payne (SEAL)
Tracie Blackmon Payne, Personal Representative of
the Estate of William Franklin Blackmon, Grantor
as personal representative of
Estate of William Franklin Blackmon
ACKNOWLEDGMENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, Scott Harwell, a Notary Public in and for said County, in said State, do hereby certify that **Tracie Blackmon Payne, as Personal Representative of the Estate of William Franklin Blackmon, Shelby County Alabama, Case No.: PR-2022-531**, 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 Administrator's Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of FEBRUARY, 2023.



Scott Harwell
Notary Public
My commission expires: 2/12/25

Shelby County, AL 02/07/2023
State of Alabama
Deed Tax: \$10.00

Real Estate Sales Validation Form

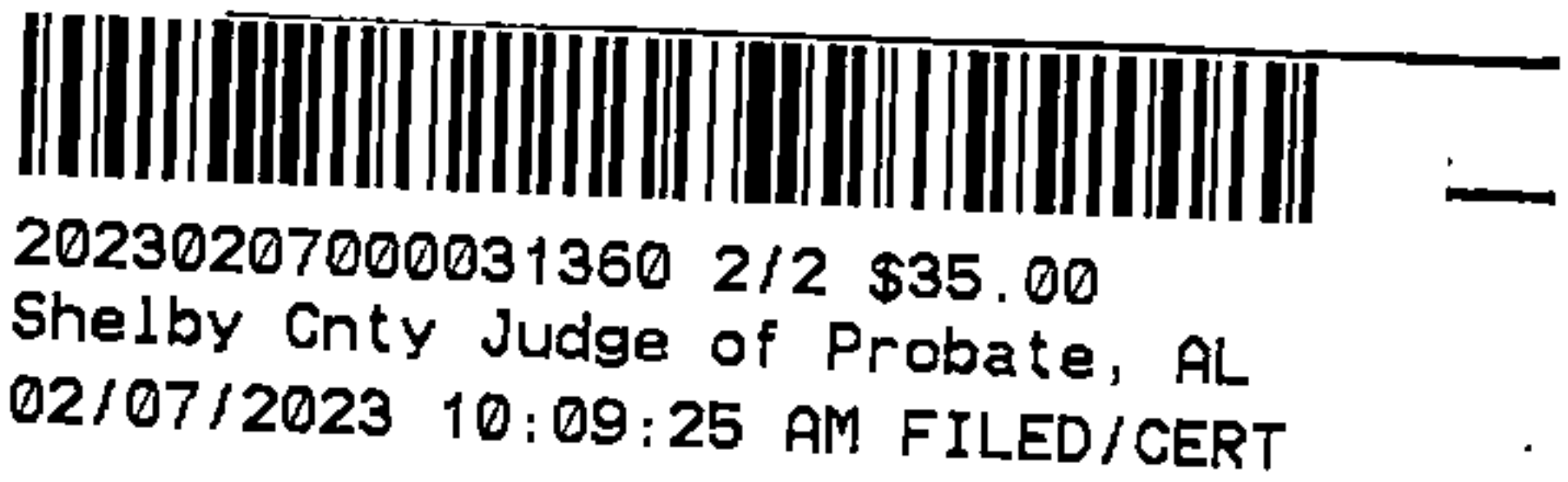
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tracie B Blackmon Payne as
Mailing Address Adminstrator for Estate of William Franklin Blackmon
244 Polo Field Way
Chelsea, AL 35043

Grantee's Name Tracie Blackmon Payne
Mailing Address 244 Polo Field Way
Chelsea, AL 35043

Property Address Lot 3 Davis Family Subdivision
Map Book 41, Page 82

Date of Sale 2/3/23
Total Purchase Price \$ 1/2 of \$20,000 = \$10,000



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 Consent Settlement Agreement & Admissory Nd

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 2/7/23

Print Scott Howell

Unattested

Sign Scott Howell, Estate Admin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one