

Parcel I.D. #:

Send Tax Notice To: Duangpen Pearson
114 Countryside Lane
Bessemer, AL 35022

EXECUTRIX'S DEED



20160603000192580 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/03/2016 03:27:55 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Bernard Pearson, (Shelby County Probate case # PR-2013-355) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Teaniace Holloway, as Executrix of the Estate of Bernard Pearson, a deceased person, having died testate on or about 15 February, 2013, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2013-355, hereinafter known as GRANTOR,** does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Duangpen Pearson, FOR LIFE, and with the remainder to Christopher Bernard Pearson, SUBJECT TO the terms and conditions set forth in the Last Will & Testament of Bernard Pearson, dated 03 August, 2012, page 2, "Special Directives," pertaining to the monetary distribution in the event of sale, as recorded in Shelby County Alabama Probate Court case # PR-2013-355, hereinafter known as the GRANTEE;**

Lot 2, according to the Survey of Countryside, as recorded in Map Book 7, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office as Instrument # 1996-41941. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 1 Day of June, 2016.

Teaniace Holloway

**TEANIACE HOLLOWAY, as Executrix of the
Estate of Bernard Pearson, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2013-355**



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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Teaniace Holloway, as Executrix of the Estate of Bernard Pearson, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 1 Day of June, 2016.

Kareni Butler
NOTARY PUBLIC

My Commission Expires: 1/9/2017

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF Grantee's Name DUAN 6 POW DAWSON
Mailing Address BOWMAN DAWSON Mailing Address 114 COUNTRY SIDE LANE
BESSMAN, AL 35022
Property Address 114 COUNTRY SIDE LANE Date of Sale _____
BESSMAN, AL 35022 Total Purchase Price \$ _____
or
Actual Value \$100,000
or
Assessor's Market Value \$100,000

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 06-7D


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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 ROCCO J. LOO
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one