


Parcel I.D. #:

Send Tax Notice To: Sharon McWhirter
345 Ewing Street
Montevallo, AL 35115

EXECUTRIX'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 03/21/2017
State of Alabama
Deed Tax \$50.00


20170321000094830 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
03/21/2017 01:34:36 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fifty Thousand Dollars and 00/100, (\$ 50,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Carol McWhirter Collins, as Executrix of the Estate of Lydia McWhirter, a deceased person, having died testate on or about 01 September, 2015, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2015-752,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Sharon Kay McWhirter,** hereinafter known as the GRANTEE;

Lots 10 and 11 Block "B" Wilmont Subdivision as recorded in Map Book 3, Page 124 in the Probate Office of Shelby County, Alabama.

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

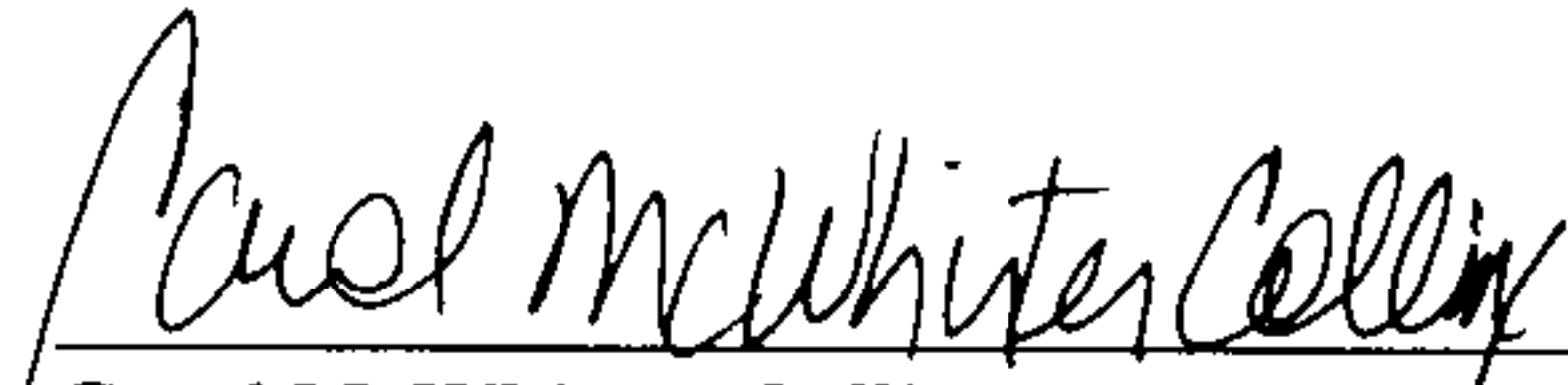
Said legal description herein was provided for by the Grantor herein. This instrument was prepared without the benefit of a survey. A title search was performed by Shelby County Abstract & Title Company, Inc., under commitment number S-17-23676.

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

21 Day of MARCH, 2017.



**Carol McWhirter Collins, as Executrix of the
Estate of Lydia S. McWhirter, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2015-752**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Carol McWhirter Collins, as Executrix of the Estate of Lydia S. McWhirter, 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 21 Day of
MARCH, 2017.



NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

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


20170321000094830 2/3 \$71.00
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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
Mailing Address Lydia McWhirter
1104 Ashbury St.
Hoover AL

Grantee's Name Sharon Kay
Mailing Address McWhirter
345 Ewing St.
Montevallo AL 35115

Property Address 345 Ewing St.
Montevallo 35115

Date of Sale 3/21/17
Total Purchase Price \$ 150,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170321000094830 3/3 \$71.00
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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

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 3/21/17

Unattested

(verified by)

Print Sharon McWhirter

Sign Sharon McWhirter

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1