

SEND TAX NOTICES TO:  
Sherry M. Crowder  
1504 Fairway View Drive  
Birmingham, AL 35244

STATE OF ALABAMA     )  
SHELBY COUNTY        )

### PERSONAL REPRESENTATIVE'S DEED

THIS IS A **PERSONAL REPRESENTATIVE'S DEED** executed and delivered this \_\_\_\_ day of April, 2018 by **SHERRY M. CROWDER**, in her capacity as Personal Representative of the Estate of **CHARLES R. CROWDER**, Deceased (hereinafter referred to as the "Grantor"), to **SHERRY M. CROWDER**, an unmarried woman (hereinafter referred to as the "Grantee").

WHEREAS, ON January 25, 1993, the real property described herein was conveyed by **JOHN WILSON JAMISON, III** and his wife, **MARGARET MORRISON JAMISON** to **CHARLES R. CROWDER** and **SHERRY M. CROWDER** by Warranty Deed which was recorded on January 27, 1993 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, **CHARLES R. CROWDER** died on January 15, 2010 and his Estate is being administered in the Probate Court of Shelby County, Alabama, being Case Number PR-2010-000207. **SHERRY M. CROWDER** was appointed as Personal Representative of his Estate pursuant to Letters Testamentary issued on April 20, 2010; and

WHEREAS, pursuant to Article Two of the Last Will and Testament of **CHARLES R. CROWDER** dated September 14, 2006, the interest in the real property described herein was devised to Grantee; and

WHEREAS, the Grantor desires through this conveyance to transfer the interest in the real property described herein into the name of Grantee.

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto **SHERRY M. CROWDER** all of its right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to wit:


Lot 724, according to the Survey of Riverchase Country Club, 7<sup>th</sup> Addition, as recorded in Map Book 8, Page 176, in the Probate Office of Shelby County, Alabama.

Subject to any Ad valorem taxes due.

TO HAVE AND TO HOLD unto the Grantee, her heirs, personal representatives and assigns forever.

This instrument is executed by **SHERRY M. CROWDER** solely in her capacity as Personal Representative, and neither this instrument nor anything herein contained shall be construed as creating any 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.

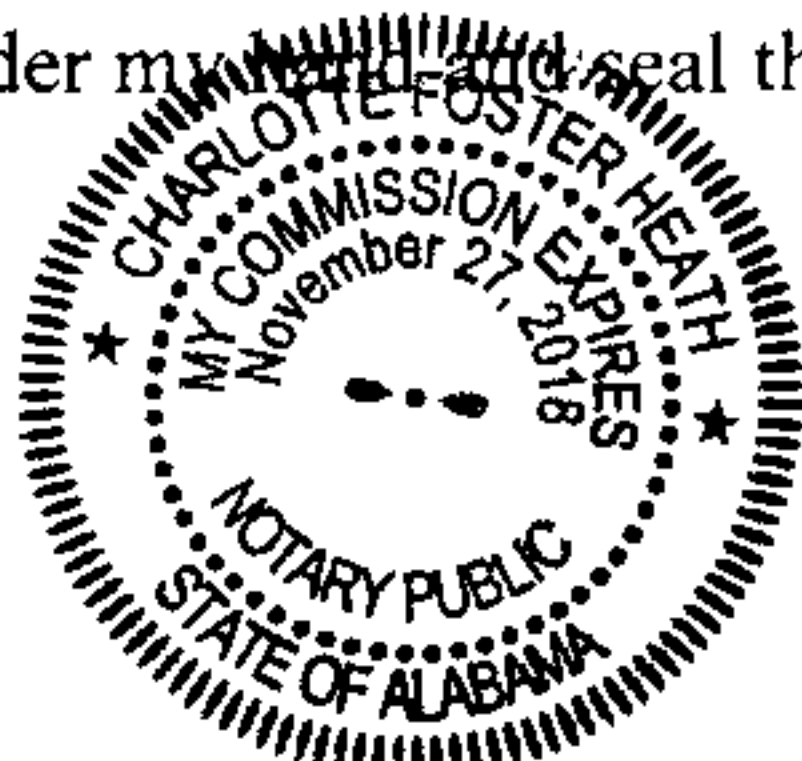
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April, 2018.

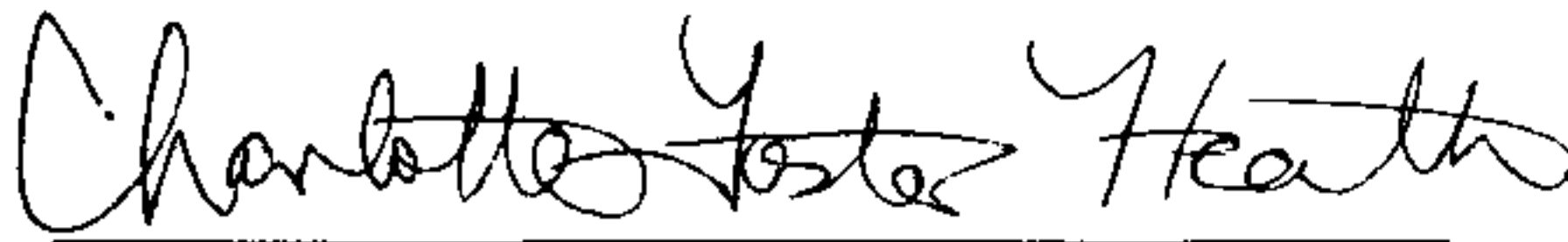
  
SHERRY M. CROWDER, As Personal Representative of the Estate of  
CHARLES R. CROWDER  
Probate Case Number PR-2010-000207  
Probate Court of Shelby County, Alabama  
*as personal Representative*

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned Notary Public in and for said County and State hereby certify that **SHERRY M. CROWDER**, in her capacity as Personal Representative of the Estate of **CHARLES R. CROWDER**, whose name is signed to the foregoing Personal Representative's Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Personal Representative's Deed, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my  and seal this 19<sup>th</sup> day of April, 2018.



  
Notary Public  
My Commission Expires: 11/27/2018



20180420000133260 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/20/2018 11:47:49 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Sherry Crowder  
Mailing Address Personal Rep  
1504 Fairway View Dr.  
B'ham AL 35244

Grantee's Name Sherry Crowder  
Mailing Address 1504 Fairway View Dr.  
B'ham AL 35244

Property Address 1504 Fairway View  
B'ham 35244

Date of Sale 4/19/18  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 640,200

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 4/20/18

Print Sherry Crowder  
Sign Sherry Crowder  
(Grantor/Grantee/Owner/Agent) circle one

20180420000133260 3/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
04/20/2018 11:47:49 AM FILED/CERT

Filed by)

Form RT-1