

AFTER RECORDING, MAIL TO:

Diane Sheppard
2238 Tahiti Lane
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

WILLIAM G. NOLAN
Attorney at Law
Nolan Elder Law, LLC
1232 Blue Ridge Blvd.
Hoover, Alabama 35226
205/390-0101



20181106000392520 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2018 09:14:32 AM FILED/CERT

EXECUTOR'S DEED

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

DIANE SHEPPARD, as Personal Representative of the **Estate of Stanley Ray Fuller**, Case Number **PR-2018-000687**, Office of the Judge of Probate of Shelby County, Alabama, the GRANTOR,

Whose mailing address is 2238 Tahiti Lane, Alabaster, AL 35007;

do hereby grant, bargain, and convey unto

DIANE SHEPPARD, the GRANTEE,

Whose mailing address is 2238 Tahiti Lane, Alabaster, AL 35007;

All of THE FOLLOWING described real property situated in Shelby County, **Alabama**, to wit:

LOT 10, BLOCK 6, ACCORDING TO THE SURVEY OF SOUTHWIND SECOND SECTOR AS RECORDED IN MAP BOOK 6, PAGE 106 IN THE PORBATE OFFICE OF SHELBY COUNTY ALABAMA.

COMMONLY known as: 2238 Tahiti Lane, Alabaster, AL 35007.

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

NOTE: Diane Sheppard was predeceased by her husband Stanley Ray Fuller.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 24 day of October 2018.

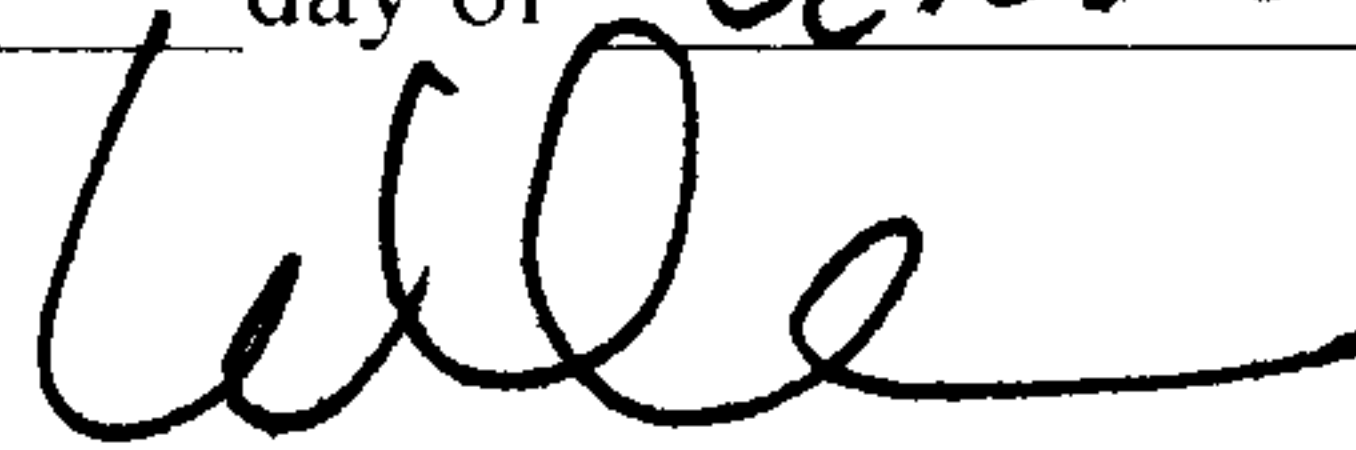

Diane Sheppard, Personal Representative
of the Estate of Stanley Ray Fuller

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane Sheppard, as Personal Representative of the Estate of Stanley Ray Fuller, 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 this conveyance, she executed the same voluntarily, in her capacity as Personal Representative of the Estate of Stanley Ray Fuller, on the day the same bears date.

Given under my hand and official seal this 24 day of October, 2018.



Notary Public
My Commission Expires: 1/15/21



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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 DIANE SHEPPARD, as Personal Representative
Mailing Address of the Estate of Stanley Ray Fuller
2238 Tahiti Lane
Alabaster, AL 35007

Grantee's Name Diane Sheppard
Mailing Address 2238 Tahiti Lane
Alabaster, AL 35007

Property Address 2238 Tahiti Lane
Alabaster, AL 35007

Date of Sale 10/24/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 116,420.00

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 Appraisal
 Sales Contract X Other Shelby County Tax Assessor Portal
 Closing Statement

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).

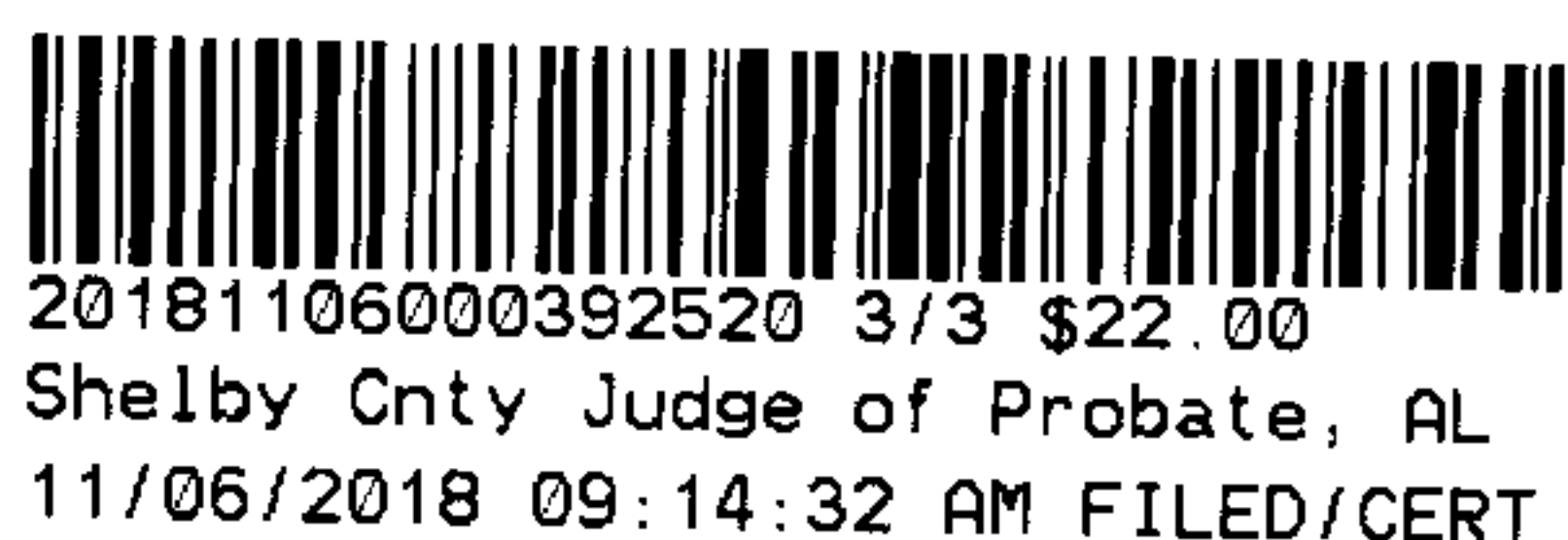
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/24/18

Print Jennifer S. Taylor

 Unattested

Sign Jennifer S Taylor
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1