

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
David Wayne Pou



20181127000415340 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/27/2018 02:18:43 PM FILED/CERT

STATE OF ALABAMA)

PERSONAL REPRESENTATIVE’S DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **David Wayne Pou, Personal Representative of the Estate of Glenna Faye Pou, Case No. PR-2018-000662**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **David Wayne Pou**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 25, according to the Survey of Countryside at Chelsea, Second Sector, as recorded in Map Book 10, page 94, in the Probate Office of Shelby County, Alabama.
Except coal, oil, gas and other mineral interests in, to or under the land.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

This deed is given to satisfy the devise and requirements of the Last Will and Testament of Glenna Faye Pou, deceased.

Glenna F. Pou was the surviving grantee of that certain deed recorded in Inst. 1999-27815 in the Probate Office of Shelby County, Alabama; the other grantee, David G. Pou, having died on or about February 25, 2013.

Glenna Faye Pou and Glenna F. Pou are one and the same person.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **David Wayne Pou, as Personal Representative of the Estate of Glenna Faye Pou**, has hereunto set his hand and seal this the 2nd day of November, 2018.

Estate of Glenna Faye Pou, Deceased

By: David Wayne Pou, Personal Representative
David Wayne Pou, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Wayne Pou, whose name as Personal Representative of the Estate of Glenna Faye Pou, Case No. PR-2018-000662, is signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2018.

Lee Ann Dennis
NOTARY PUBLIC
My Commission Expires: 8/18/20

Real Estate Sales Validation Form

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

Grantor's Name	David Wayne Pou, Personal Representative	Grantee's Name	David Wayne Pou
Mailing Address	_____	Mailing Address	_____
	_____		_____
	_____		_____
Property Address	342 Liberty Ridge Road	Date of Sale	_____
	Chelsea, Alabama 35043	Total Purchase Price	\$ _____
	_____	or	
	_____	Actual Value	\$ _____
	_____	or	
		Assessor's Market Value	\$ 375,200.00

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	☒ Other
☐ Closing Statement	☐ Tax Assessor's Records

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 _____

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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