

THIS INSTRUMENT PREPARED BY:

Send Tax Notice to:

Betty Shinn, Attorney at Law
1508 Radburn Road
Pelham, AL 35124

EXECUTOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

THAT WHEREAS, during their lifetime, **Mandy Alexander**, deceased, and **James Alexander**, deceased, were the owners of the hereinafter described property by virtue of a deed as recorded in Real Volume 188, Page 1353, in the Probate Court of Shelby County, Alabama, and,


WHEREAS, the said **James Alexander**, deceased, departed this life in Shelby County, Alabama on or about the 19th day of January, 1986, and **Mandy Alexander**, deceased, departed this life in Shelby County, Alabama on or about the 8th day of March, 2007, and at the time of their death owned the hereinafter described property; and,

WHEREAS, the Last Will and Testament of the said **Mandy Alexander** was duly admitted for probate in the Probate Court of Shelby County, Alabama in Case No. **PR-2010-000498**, and on September 1, 2010 Letters Testamentary were issued to the said Teresa Alexander Majors; and,

WHEREAS, by the terms of the Will of said **Mandy Alexander**, she gave her property to her children, Floyd Boothe, Ronnie Alexander, Philip Alexander, Barry Alexander, and Teresa Alexander Majors in equal shares, absolutely; and,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND TO CARRY OUT THE WILL OF THE SAID Mandy Alexander, deceased, I Teresa Alexander Majors, as Personal Representative of the Estate of Mandy Alexander, deceased, Shelby County Probate Case No. PR-2010-000498, (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **Teresa Alexander Majors**, an unmarried woman, (hereinafter referred to as Grantee) the hereinafter described property situated in Shelby County, Alabama, to-wit:

**LOT NUMBER 2 of the Mandy Alexander Family Subdivision.
as recorded in Map Book 45, Page 19, in the Office of the Judge of
Probate of Shelby County, Alabama.**


20181228000451700 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
12/28/2018 12:52:05 PM 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 Teresa Majors
Mailing Address Personal Rep
11840 Hwy 17
Montevallo, AL 35115

Property Address 11840 Hwy 17
Montevallo, AL
35115

Grantee's Name Teresa Majors
Mailing Address 11840 Hwy 17
Montevallo, AL 35115

Date of Sale 12/28/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 53,800

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 12-28-18

Print Teresa Majors

Unattested

Sign Teresa Majors

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1