

PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument prepared by:

William T. Harrison, Sr.,
Attorney at Law
106 South Main Street
Post Office Box 902
Columbiana, Alabama 35051
Telephone No. : (205) 669-6701
(williamtharrison@bellsouth.net)

SEND TAX NOTICE TO:

John Douglas
17 Highway 57
Vincent, Alabama 35178

PERSONAL REPRESENTATIVE'S DEED

WHEREAS, Patrick Ashworth, was appointed Personal Representative of the Estate of **Clara Jean Alderson**, deceased, Probate Court Case No. **PR-2017-274**, in the Probate Court of Blount County, Alabama on December 22, 2017, and,

WHEREAS, said Patrick Ashworth, desires to place on record evidence of distribution of the real estate, as part of the Estate of Clara Jean Alderson, deceased, to the below listed grantee. Now therefore:

: WITNESSETH :

KNOW ALL MEN BY THESE PRESENT THAT, for and in consideration of the payment of **\$ 38,000.00** payable to the Estate of Clara Jean Alderson, deceased, Probate Court of Blount County, Alabama; Case No. DR-2017-274, the undersigned Grantor, Patrick Ashworth, as Personal Representative of the Estate of Clara Jean Alderson, deceased, Probate

Court of Blount County, Alabama; Case No. DR-2017-274, does, by these present, hereby grant, bargain, sell and convey unto **John Douglas**, Grantee herein, the following described real property located in and being part of Shelby County, Alabama:

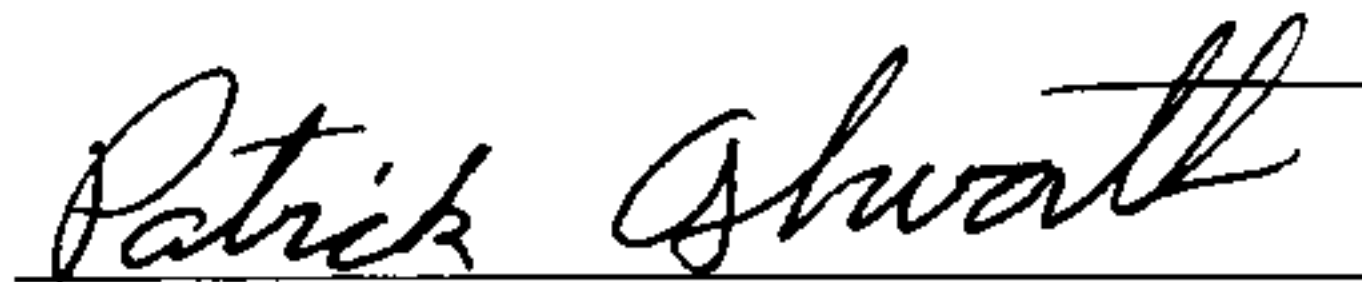
STATE OF ALABAMA)
SHELBY COUNTY)

Lot 11, 12, & 13 of Block 1 of Sunrise Subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 67 as recorded in said Probate Court at Instrument # 1997 - 14109.

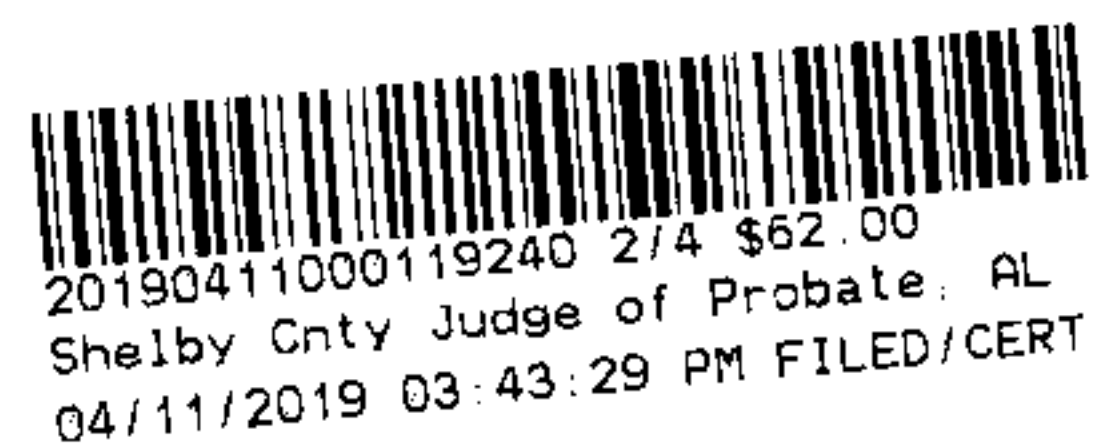
TO HAVE AND TO HOLD to the said Grantee, **John Douglas**, and his heirs and assigns forever.

Patrick Ashworth, as said Personal Representative, for himself, his heirs, executors and administrators, agree with the grantees that he is lawfully the Personal Representative of the Estate of Clara Jean Alderson, as Ordered by this Probate Court's Order in the herein named Estate, and does have the power to convey the herein described real estate to the herein named Grantees.

IN WITNESS WHEREOF, Patrick Ashworth, the Personal Representative of this Estate has executed this deed at Columbiana, Alabama, on this the 3 day of April, 2019.



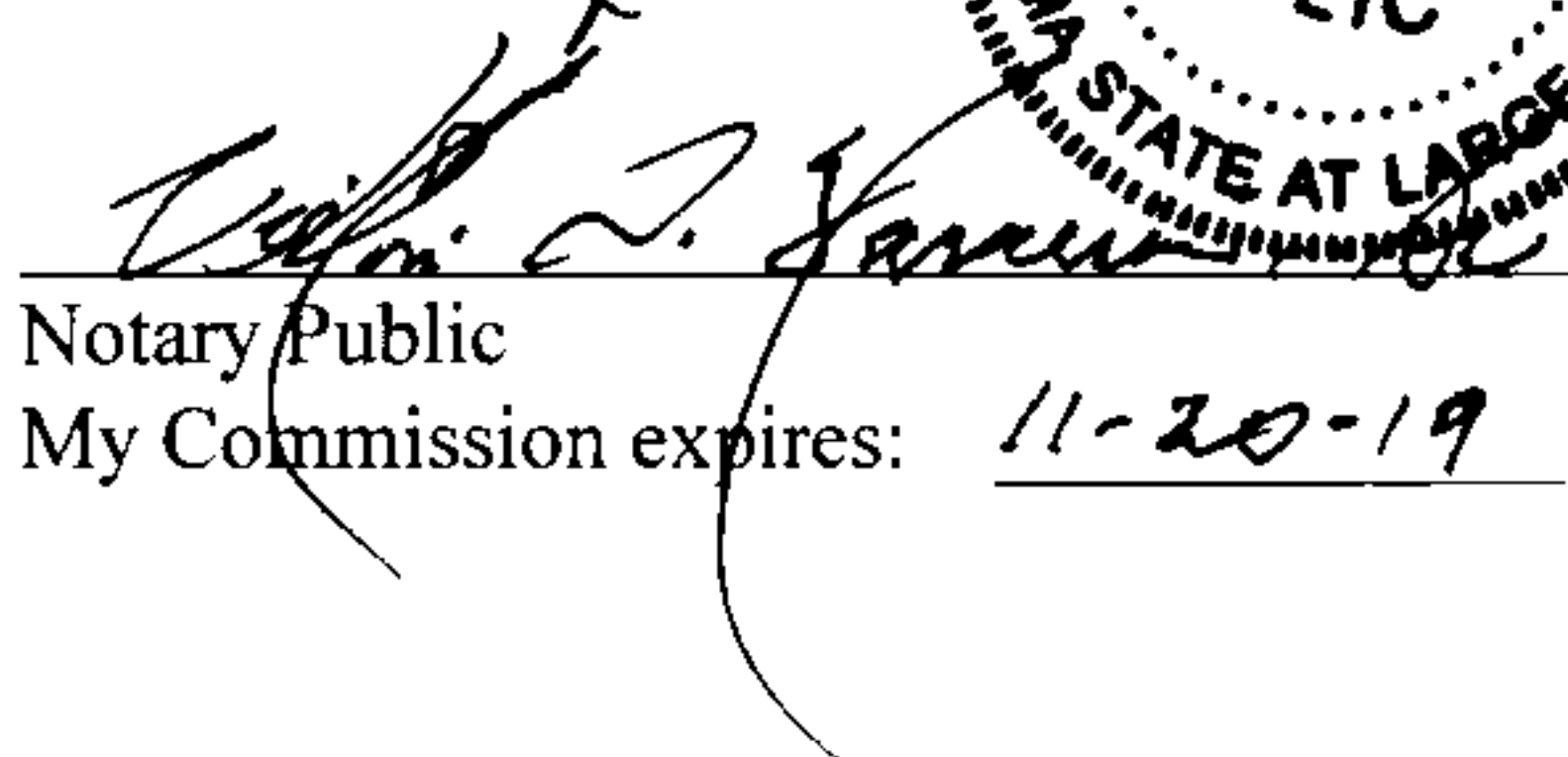
Patrick Ashworth,
Personal Representative of the
Estate of Clara Jean Alderson



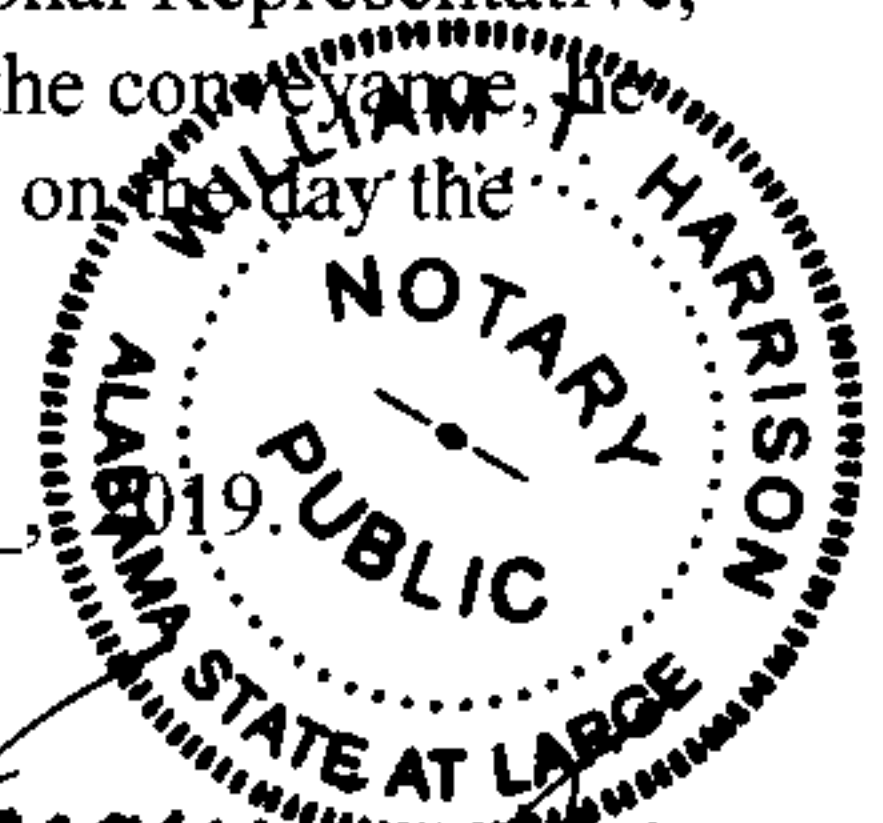
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrick Ashworth**, as the Personal Representative of the Estate of Clara Jean Alderson, whose name as Personal Representative of the Estate of Patrick Alderson, deceased, is signed to the foregoing conveyance, and who is known to me to be such Personal Representative, acknowledged before me on this day, that, being informed of the contents of the conveyance, he in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2019.


Notary Public

My Commission expires: 11-20-19



20190411000119240 3/4 \$62.00
Shelby Cnty Judge of Probate, AL
04/11/2019 03:43:29 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 Patrick Ashworth
Mailing Address 845 Refuge Road
Ragland AL
35121

Grantee's Name John Douglas
Mailing Address 17 Highway 57
Vincent AL 35178

Property Address 4200 Seve Barck
Road Birmingham
AL 35242

Date of Sale 4-10-19
Total Purchase Price \$ 38,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 4-11-19

Print Patrick Ashworth

Unattested

Sign

Patrick Ashworth
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1