


THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
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:


20190605000194980 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/05/2019 12:48:40 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

EXECUTORS' DEED

KNOW ALL MEN BY THESE PRESENTS: That, for good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Martin Anthony Holcombe and Bobby Joe Yeager, as Co-Executors of the Estate of Frances Myers Yeager, Shelby County Alabama Probate Case No. PR-2017-000806**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, and pursuant to the Last Will and Testament of the said Frances Myers Yeager, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Martin Anthony Holcombe**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7, Block 1, according to the survey of Mountain View Estates as recorded in May Book 4, page 19, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, rights of way, current taxes, restrictions and reservations, if any, of record.

Frances Myers Yeager was, at the time of her death on August 29, 2017, the surviving grantee of that certain deed recorded in Deed Book 327 page 86 in the Probate Office of Shelby County, Alabama. The other grantee, Earcy Carmen Myers, having died on or about June 29, 1990.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS, **Martin Anthony Holcombe and Bobby Joe Yeager**, Co-Executors, have hereunto set their hands and seals this the 30 day of May, 2019.

Estate of Frances Myers Yeager, Shelby County Probate
Case No. PR-2017-000806

By: 

Bobby Joe Yeager, Co-Executor

By: 

Martin Anthony Holcombe, Co-Executor

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bobby Joe Yeager**, whose name as Co-Executor of the Estate of Frances Myers Yeager, Shelby County Probate Case No. PR-2017-000806, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Co-Executor and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of May, 2019.

SEAL

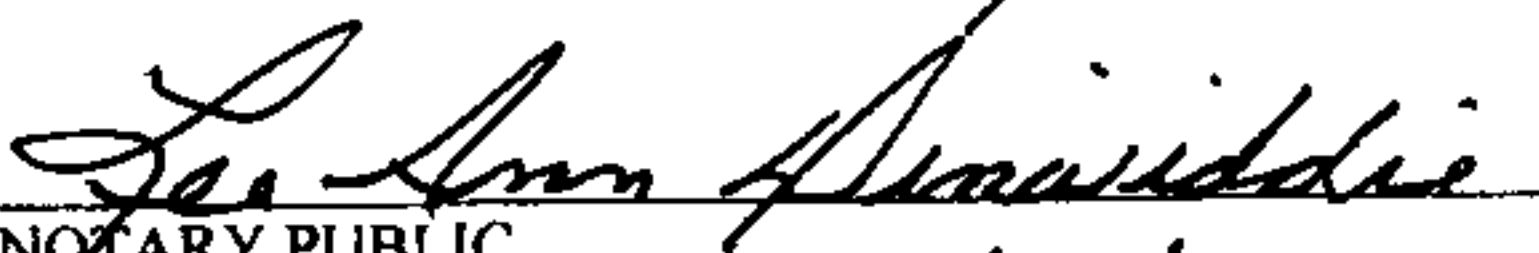
NOTARY PUBLIC

My Commission Expires: 11/15/22

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Martin Anthony Holcombe**, whose name as Co-Executor of the Estate of Frances Myers Yeager, Shelby County Probate Case No. PR-2017-000806, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Co-Executor and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2019.



NOTARY PUBLIC
My Commission Expires: 8/18/20

SEAL


20190605000194980 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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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 Estate of
Mailing Address Frances Myers
Yeager

Grantee's Name Martin Holcomb
Mailing Address 752 12th Hwy NE
Arab
AL 35016

Property Address
2030 1st AVE W
Alabaster AL 35007

Date of Sale 5/30/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$121,860

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 6/5/19

Print Martin Anthony Holcomb

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190605000194980 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
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Sarah R...
Assess ment 6/5/2019