

This instrument prepared by:

Send Tax Notice to:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
5582 Apple Park Drive
Birmingham, Alabama

Svetlana Tucker
1305 Jones Chapel Loop
Springville, Alabama 35146

ATTENTION: INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION AND CURRENT SURVEY.

STATE OF ALABAMA)
SHELBY COUNTY)

EXECUTOR'S STATUTORY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, **Joseph Trenton Tucker** died testate on the 12th day of April, 2018, leaving a valid Last Will and Testament which was admitted to probate in the Probate Court of St. Clair County, Alabama, on the 18th day of May, 2018, in the matter of the **Estate of Joseph Trenton Tucker, deceased, St. Clair County, Alabama, Probate Case No. N-2018-246**, and

WHEREAS, **Svetlana Tucker** was appointed as Personal Representative of the said Last will and Testament of **Joseph Trenton Tucker, deceased**, and was granted Letters Testamentary by the Probate Court of St. Clair County, Alabama, on the 18th day of May, 2018, and has duly qualified as said Personal Representative, and is now acting in the capacity of said Personal Representative, and

WHEREAS, the said Last Will and Testament of **Joseph Trenton Tucker, deceased**, grants the power to sell and convey to the said Personal Representative, **Svetlana Tucker**, and

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the sufficiency and receipt whereof is acknowledged, I, **Svetlana Tucker**, as Personal Representative of the **Estate of Joseph Trenton Tucker, deceased, St. Clair County, Alabama, Probate Case No. N-2018-246, ("Grantor")**, of 1305 Jones Chapel Loop, Springville, Alabama 35146, hereby grants, bargains, sells and conveys unto **Svetlana Tucker ("Grantee")** of 1305 Jones Chapel Loop, Springville, Alabama, the following described real estate, located at Parcel # 15 6 14 0 001 009.000, and situated in Shelby County, Alabama, to-wit:

Lot 1A, according to a Resubdivision of Lot 1, Black Subdivision, as recorded in Map Book 42, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to current ad valorem taxes.

Subject to any and all other easements, restrictions, reservations and limitations of record.

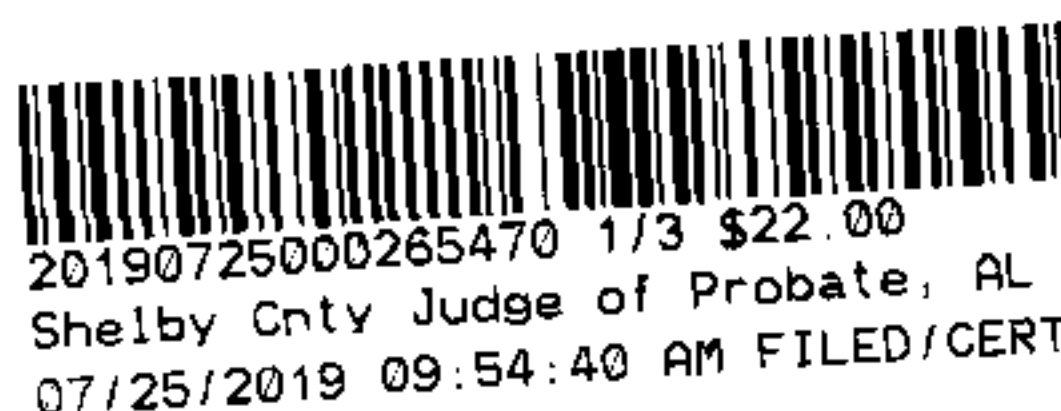
This deed is made in accordance with the terms of the Last Will and Testament of Joseph Trenton Tucker, deceased, St. Clair County, Alabama, Probate Case No. N-2018-246.

Joseph Trenton Tucker is one in the same person as Joseph T. Tucker named as Grantee in that certain Warranty Deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, at instrument number: 20110811000236780.

TO HAVE AND TO HOLD, to the said grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 2019.

Svetlana Tucker (SEAL)
Svetlana Tucker, as Personal
Representative of the Estate
of Joseph Trenton Tucker, deceased



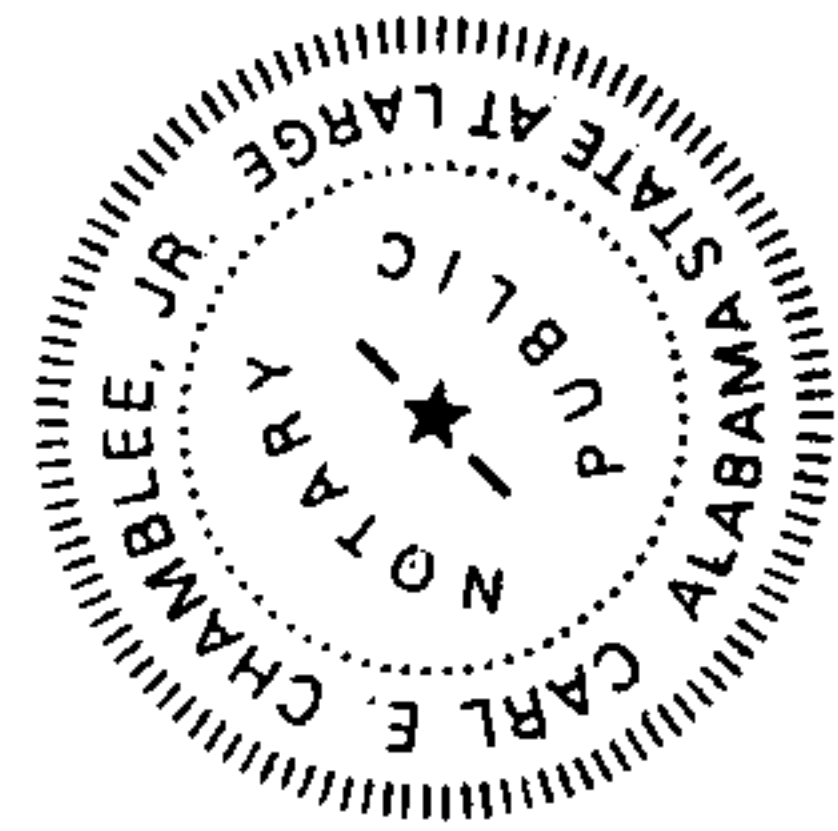
STATE OF ALABAMA)
JEFFESON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Svetlana Tucker**, whose name, as **Personal Representative of the Estate of Joseph Trenton Tucker, deceased, St. Clair County, Alabama, Probate Case No. N-2018-246**, 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 the conveyance, she executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal, this 20th day of June, 2019.



Notary Public
My Commission Expires: 05/27/2020



20190725000265470 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/25/2019 09:54:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Joseph Trenton Tucker, dec.
Mailing Address 1305 Jones Chapel Loop
Springville, Alabama 35146

Grantee's Name Svetlana Tucker
Mailing Address 1305 Jones Chapel Loop
Springville, Alabama 35146

Property Address Parcel #15 6 14 0 001 009.000
Shelby County, Alabama

Date of Sale 6-20-19
Total Purchase Price \$
or
Actual Value \$
Assessor's Market Value \$ 155,860.00

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
Sale Contract
Closing Statement
Appraisal
Other
EXECUTOR'S DEED - PER TERMS OF WILL

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 the 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.

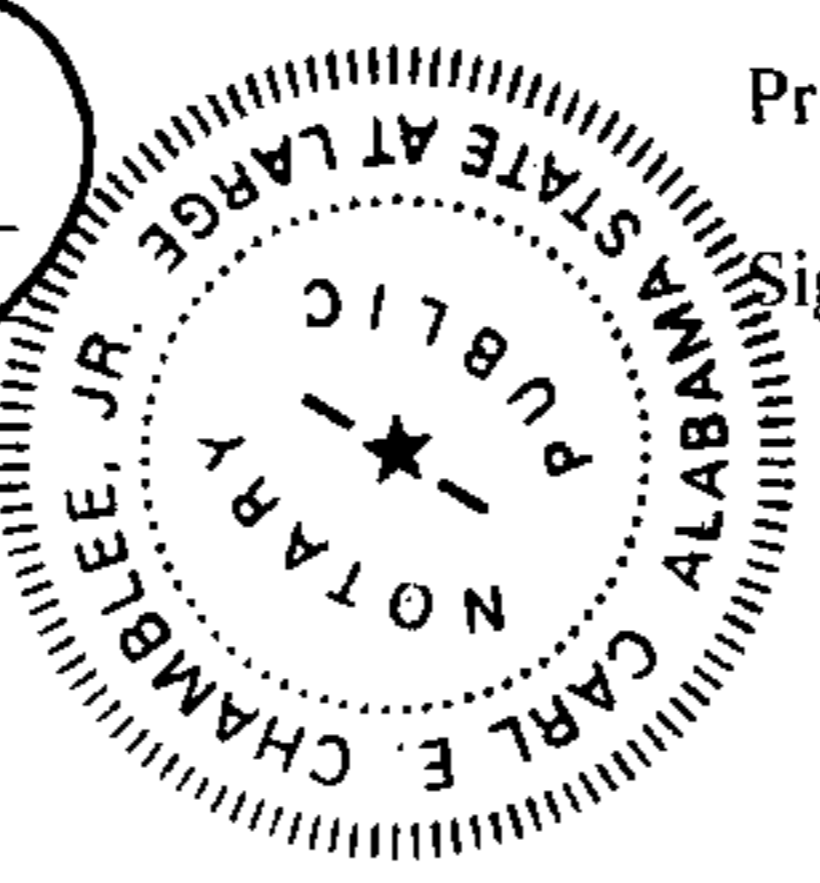
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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 6-20-19
Attested
Unattested



Print Svetlana Tucker
Sign Svetlana Tucker
(Grantor/Grantee/Owner/Agent) Circle one Form RT-1

