

EXECUTOR'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that pursuant to those certain deeds recorded in the Probate Office of Shelby County, Alabama, at Book 298 Page 705; and Book 295 Page 284 and Book 349 Page 311, wherein certain realty was conveyed to Clara Jean Sawyer, pursuant to the Last Will and Testament of Clara Sawyer, probated and recorded as Case Number PR-2018-000433 in the Probate Office for Shelby County, Alabama, I, **ROSIA DOWDELL, as Personal Representative of the Estate of Clara Sawyer, deceased**, ("Grantor") do grant and convey unto **JENNIFER WILLIAMS, an unmarried woman, and JASON WILLIAMS, an unmarried man**, ("Grantee"), in fee simple, per stirpes, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, Block "A" of Nickerson's Addition to Alabaster, Alabama, as recorded in Map Book 2, Page 69, in the Office of the Probate Judge of Shelby County, Alabama, in the Courthouse, Columbiana, Alabama.

Source of Title: Book 298 at Page 705

ALSO:

A part of Lot 18, Block "A" of Nickerson's Addition to Alabaster, Alabama, as recorded in Map Book 3, Page 69, in the Office of the Probate Judge of Shelby County, Alabama, in the Courthouse, Columbiana, Alabama, being more particularly described as follows: thence Northerly along the East line of said Lot 18, 123.85 feet to the point of beginning of the property being described; thence continue along last described course 94.55 feet to a point; thence 98 degrees 33 minutes left 146.99 feet to a point; thence 81 degrees 27 minutes left 70.40 feet to a point; thence 89 degrees 06 minutes left 145.0 feet to the point of beginning. Situated in Shelby County, Alabama.

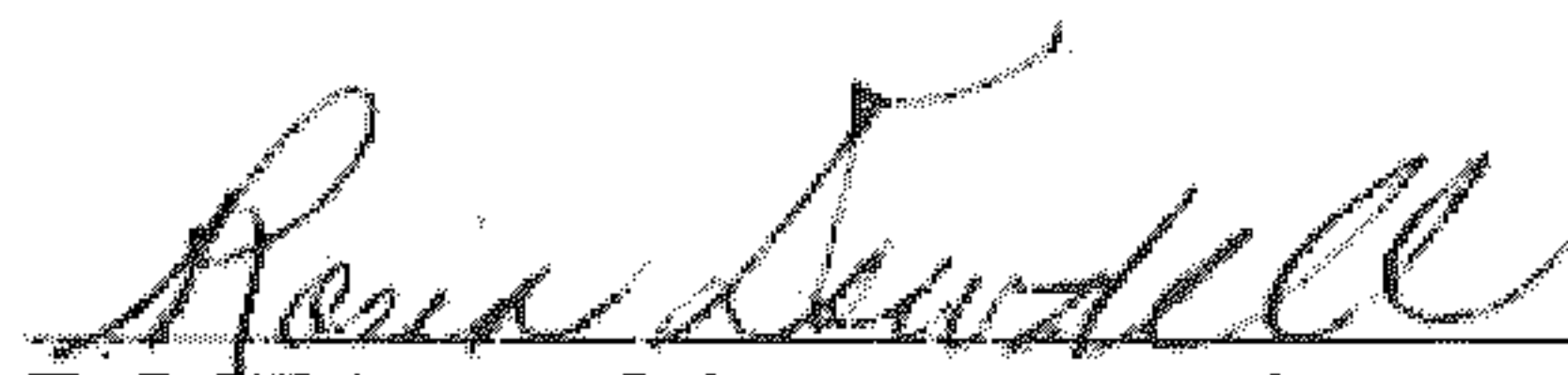
Less and except any overlapage with that certain parcel of property described in Deed Book 249, Page 350 in said Probate Office.

Source of Title: Book 315 at Page 486

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of August, 2020.

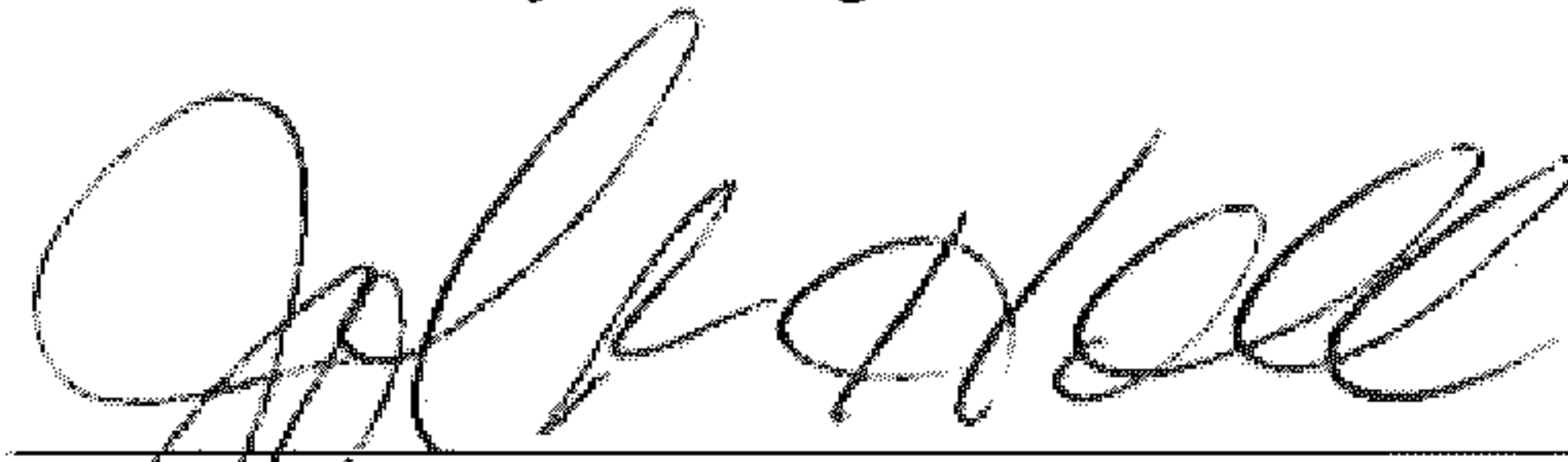
 (SEAL)
ROSIA DOWDELL, in her capacity as Personal Representative of the Estate of Clara Sawyer, deceased

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rosia Dowdell, as Personal Representative of the Estate of Clara Sawyer, deceased**, whose name 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2020.


Notary Public

THIS INSTRUMENT PREPARED BY:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281



20200918000420180 09/18/2020 01:49:15 PM EXEDED 3/3

Real Estate Sales Validation Form

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

Grantor's Name Rosia Dowdell
Mailing Address PR, Est. of Clara Sawyer
PO Box 876
Alabaster, AL 35007

Grantee's Name Jennifer Williams
Mailing Address Jason Williams
PO Box 1117
Alabaster, AL 35007

Property Address 23 1 31 3 002 013.000
23 0 01 3 002 013.001

Date of Sale 8/31/20
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 11,380

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 8/31/20

Print

Sign

John Holliman
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/18/2020 01:49:15 PM
\$29.00 JESSICA
20200918000420180

Allen S. Beal

Form RT-1