

This Instrument Prepared By:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg., Ste. 111
Vestavia Hills, AL 35216
(205) 238-6777
AL-20-00138-NAC

Send Property Tax Notice To:
Donna Bishop
173 Reese Drive
Alabaster, AL 35007

20201006000453700
10/06/2020 03:01:05 PM
DEEDS 1/3

Personal Representative's Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Fifty-Five Thousand and 00/100 Dollars, (\$155,000.00)** cash and other valuable consideration, in hand paid to the:

Estate of Elmer L. Watkins

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said:

Donna Bishop

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in **Shelby County, Alabama**, to wit:

Lot 29, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Office of the Judge of Probate, Shelby County, Alabama.

Source of Title: Corporation Form Warranty Deed from C&C Construction, LLC and Donald Lowery to Elmer L. Watkins, dated 04/20/2006 and recorded on 05/04/2006 at Instrument #20060504000209740, in the Office of the Judge of Probate, Shelby County, Alabama Records.

This Deed is being simultaneously recorded with a purchase money mortgage having consideration in the amount of ~~\$155,000.00~~ **154,377.00**.

Said conveyance is in conjunction and under the Estate's powers through Probate Court Case filed in **Shelby County Alabama**, with Case Number PR-2018-000525.

TO HAVE AND TO HOLD unto the said Grantee, his/her/their/its heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Clint Dillard as Personal Representative of the Estate of Elmer L. Watkins has caused these present to be executed in its name and on its behalf as aforesaid, on this 19 day of August, 2020.

Clint Dillard, as Personal Representative
Clint Dillard as Personal Representative
of the Estate of Elmer L. Watkins

State of Alabama
County of Tefferson

I, David Sigler the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Clint Dillard as Personal Representative of the Estate of Elmer L. Watkins, has 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 they, individually and in his capacity as Personal Representative, and with full authority, executed the same voluntarily acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 20th day of August, 2020
19th

[Signature]
Notary Public

My commission expires: _____



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 Elmer L. Watkins

Mailing Address: 173 Reese Dr
Alabaster AL 35007Property Address: 173 Reese Drive
Alabaster, AL 35007

Grantee's Name: Donna Bishop

Mailing Address: 173 Reese Drive
Alabaster, AL 35007

Date of Sale; _____

Total Purchase Price: \$155,000.00

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 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 is 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: 8-20-20

Unattested _____

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: _____
(Grantor/Grantee/Owner/AGENT, circle one)

FORM RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2020 03:01:05 PM
\$29.00 CHERRY
20201006000453700

Allen S. Bayl