



20210309000116860 1/2 \$182.00  
Shelby Cnty Judge of Probate, AL  
03/09/2021 11:22:43 AM FILED/CERT

# PERSONAL REPRESENTATIVE'S DEED

**This Instrument Was Prepared By:**

**SEND TAX NOTICE TO:**

Sanford D. Hatton, Jr., Esquire  
22551 Highway 25  
Columbiana, Alabama 35051

Sanford D. Hatton, Jr.  
P.O. Box 976  
Columbiana, AL. 35051

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Stephan Lauren Foster (AKA Stephanie Foster), died on or about June 17, 2017 intestate. The Shelby County Alabama Probate Court, (Case Number PR-2020-000388) issued "Letters of Administration on June 5, 2020 appointing Sanford D. Hatton, Jr. as the Personal Representative of the estate of Stephan Lauren Foster. More than six months has elapsed since the issuance of the Letters of Administration, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Sanford D. Hatton, Jr., in his capacity as the duly appointed Personal Representative of the Estate of Stephan Lauren Foster, (Shelby County Alabama Probate Case Number PR-2020-000388), (hereinafter referred to as GRANTOR) does convey unto David Foster (herein referred to as GRANTEE), all the rights of Stephan Lauren Foster in the following described real property, situated in the State of Alabama, County of {insert County}, to wit:

Address 112 Tocoa Circle, Helena, AL 35080 and legally described as:

Lot 305, according to the Survey of Tocoa Parc Subdivision, Phase 3, as recorded in Map Book 25, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9<sup>th</sup> day of March,  
2021.

Sanford D. Hatton, Jr., as Personal Representative of  
The Estate of Stephan Lauren Foster

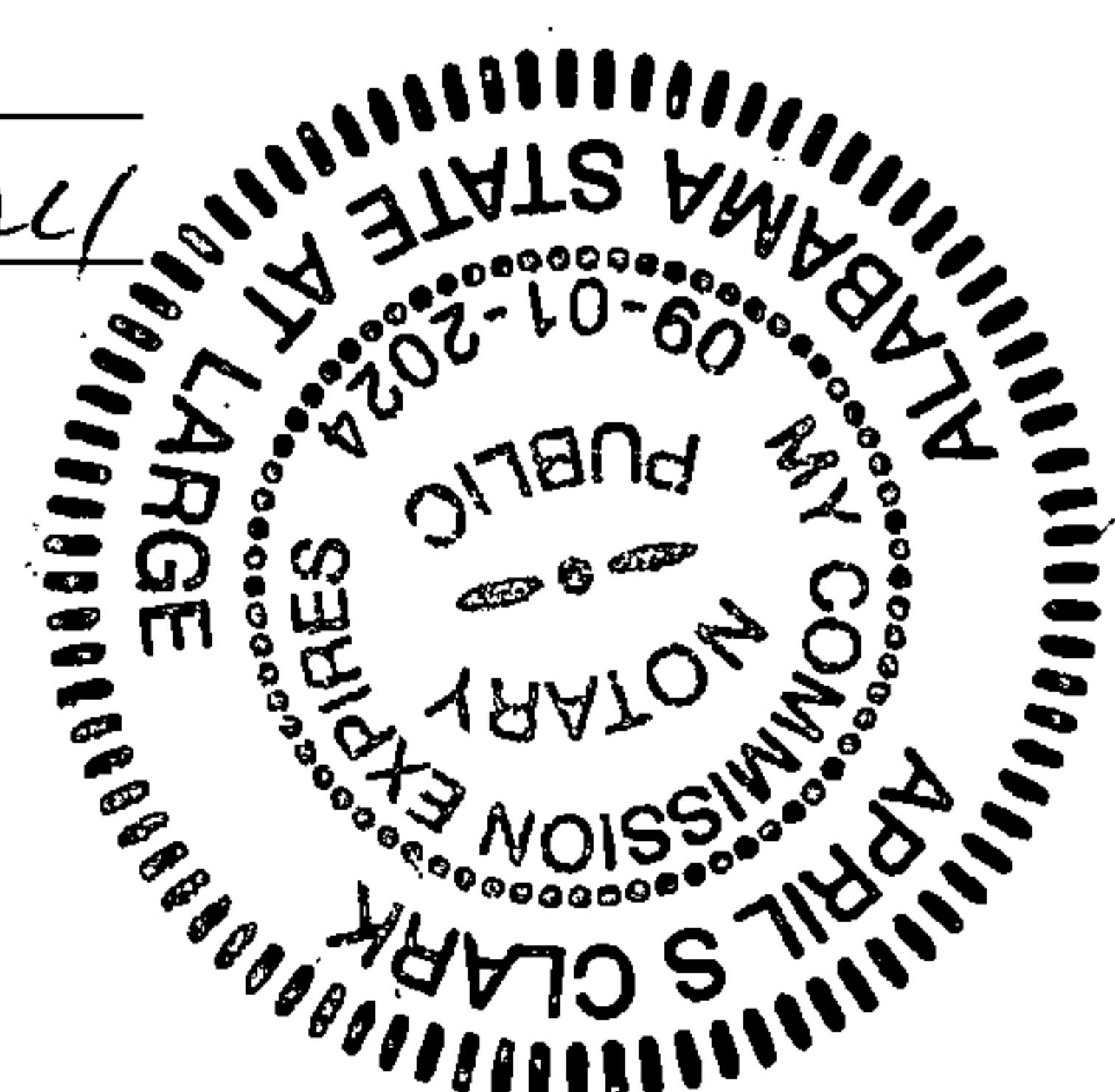
**STATE OF ALABAMA . . . )  
SHELBY COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr, whose name 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, in his capacity as Personal Representatives of the Estate of Stephan Lauren Foster, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9<sup>th</sup> day of March, 2021.

April Clark  
Notary Public  
My Commission Expires: 9/11/2024

Shelby County, AL 03/09/2021  
State of Alabama  
Deed Tax:\$156.00



## Real Estate Sales Validation Form

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

Grantor's Name Sanford D Hatton Jr  
Mailing Address PO BOX 974  
Columbiana AL  
35051

Grantee's Name David Foster  
Mailing Address 3260 Lawrenceville Hwy  
Tucker GA 30084

Property Address 112 Tocoa Cir  
Helena AL 35080

Date of Sale 3-9-2021

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 155,900.00

  
20210309000116860 2/2 \$182.00  
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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 Tax Value

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 \_\_\_\_\_

Print \_\_\_\_\_

Sanford D Hatton, Jr

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

David Foster

(verified by)

(Grantor/Grantee/Owner/Agent) circle one