

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code § 40-22-1, and is verified by the signature of Grantor below.

Grantor's Name:	Timothy D. Beiro, Personal Representative	Grantee's Name:	Michael S. Allen, Sr. and Shannon Allen
Mailing Address:	1179 20 <sup>th</sup> Avenue Calera, AL 35040	Mailing Address:	
Property Address:	1179 20 <sup>th</sup> Avenue Calera, AL 35040	Date of Sale:	April 30, 2021
		Purchase Price:	\$30,000.00 based on the Contract of Sale

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Ten and 00/100 Dollars** (\$10.00) and other good and valuable consideration in hand paid by Michael S. Allen, Sr. and Shannon Allen (hereinafter referred to as "Grantees") to **Timothy D. Beiro, Personal Representative of the Estate of Audrey Lou Hood Beiro, Deceased (Shelby County, Alabama Probate Case No.: PR-2020-000052)** (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees the following described real estate in Shelby County, Alabama, to wit:

Lot No. 3 in Block No. 4 of the Fletcher Storrs Subdivision of the E 1/2 of the NW 1/4 of NW 1/4 of Section 2, Township 24, Range 14 East, being in the Town of Calera, Shelby County, Alabama; recorded in Map Book 3, Page 42 in the Probate Office of Shelby County, Alabama

Subject to property taxes for the year 2021, which are a lien but which are not yet due and payable, zoning ordinances, covenants, restrictions and reservations, easements and other matters reflected on the recorded plat, and any matter which may be viewed by observation. Mineral and mining rights are not warranted.

This transaction is the subject of that certain Order Approving Sale of Real Property entered by the Probate Court of Shelby County, Alabama in Probate Case No.: PR-2020-000052 on April 16, 2021, a true and correct copy of which is attached hereto.

**TO HAVE AND TO HOLD** unto the said Grantees, and Grantees' respective transferees, heirs, beneficiaries, personal representatives and assigns, forever. Grantor does for Grantor and for Grantor's successors, beneficiaries, heirs and assigns covenant with the said Grantees, and Grantees' respective transferees, heirs, beneficiaries, personal representatives and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said Grantees and Grantees' respective transferees, heirs, beneficiaries, personal representatives and assigns forever, against the lawful claims of all persons.

29 IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on April  
, 2021.

Timothy D. Beiro

Timothy D. Beiro, Personal Representative  
of the Estate of Audrey Lou Hood Beiro, Deceased  
(Shelby County, Alabama Probate Case No.: PR-2020-000052)

STATE OF ALABAMA §

§

SHELBY COUNTY §

I, the undersigned, a Notary Public in and for the State of Alabama, hereby certify that **Timothy D. Beiro, as personal representative of the Estate of Audrey Lou Hood Biero, Deceased (Probate Case No. PR-2020-52, Shelby County, Alabama)** 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 foregoing, he executed the same voluntarily on the day the same bears date in his capacity of Personal Representative of the aforesaid estate..

Given under my hand and official seal on April 29, 2021.

[Signature]

Notary Public

My commission expires: 2/28/2024

This instrument prepared by:  
Patrick F. Smith, Attorney  
Smith Kessler Smith, LLC Attorneys  
1550 West 2nd Street, Ste. 4-A  
Gulf Shores, AL 36561  
Phone: 251-215-7090

## Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Audrey Lou Hood Beiro, deceased, Probate Casae No. PR-2020-52, Shelby County, Alabama	Grantee's Name	Michael S. Allen Sr. Shannon Allen
Mailing Address	P.O. Box 393 Calera, AL 35040	Mailing Address	P.O. Box 376 Shelby, AL 35143
Property Address	1179 20th Avenue Calera, AL 35040	Date of Sale	April 30, 2021
		Total Purchase Price	\$30,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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**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 of 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 4/29/21

Print The Estate of Audrey Lou Hood Beiro, deceased,  
Probate Casae No. PR-2020-52, Shelby County,  
Alabama

☐ Unattested

Timothy D. Beiro Sign

Timothy D. Beiro



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/30/2021 02:37:45 PM  
\$58.00 KIMBERLY  
20210430000216470

Form RT-1

*Allen S. Beiro*