



20210811000389970 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/11/2021 08:50:07 AM FILED/CERT

Send Tax Notice To:
Anne Phelps
47 Hill Street
Wilsonville, AL 35186

STATE OF ALABAMA)
)
SHELBY COUNTY)

EXECUTOR’S DEED

KNOW ALL MEN BY THESE PRESENTS;

Whereas, the Last Will and Testament of Frances Lokey Phelps, dated December 19, 2005, was admitted to probate by the Probate Court of Shelby County, Alabama in Case No. PR-2018-000745, and Letters Testamentary (recorded as Doc. 20181116000405740) have been issued by the Judge of Probate to Joseph Richardson Phelps to serve as Personal Representative of the Estate of Frances Lokey Phelps by order dated October 26, 2018; and

Whereas, pursuant to said will certain dispositions of real property shall be made by the said Personal Representative; and

Whereas, the Judge of Probate entered an Order on July 21, 2021 authorizing the Personal Representative to make certain dispositions of real property.

In accord with the provisions of the said will, and with the authorization of the Probate Court by Order dated July 21, 2021 the undersigned Joseph Richardson Phelps, in his capacity as Personal Representative of the Estate of Frances Lokey Phelps does hereby remise, release, quitclaim, and convey to the grantee, Anne Phelps, all of the Estate’s right, title, interest, and claim in or to the following described real estate:

Lot 5, according to the Survey of Phelps Subdivision, as recorded in Map Book 16, Page 54, in the Probate Office of Shelby County, Alabama, document number 199205280000958851.

Together with all rights, members, privileges, hereditaments and appurtenances thereunto belonging, or in any way appertaining, and subject to restrictions of record **TO HAVE AND TO HOLD** the above described property to the said grantee, its successors and assigns forever.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day August, 2021.

Estate of Frances Lokey Phelps

By: Joseph Richardson Phelps, Personal Representative

STATE OF ALABAMA)

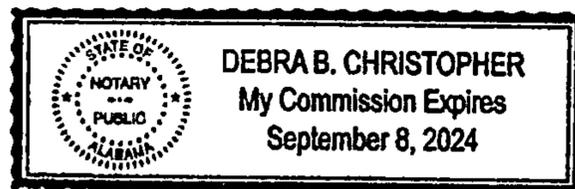
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said county in said State, hereby certify that Joseph Richardson Phelps, whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the Estate of Frances Lokey Phelps and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2021.

Debra B. Christopher
Notary Public
My commission expires: 9/8/2024

This instrument prepared by:
Raymond P. Fitzpatrick, Jr.
1200 Corporate Drive, Ste. 105
Birmingham, AL 35242





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Real Estate Sales Validation Form

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

Grantor's Name JOSEPH PHELPS, PER. REP. Grantee's Name ANNE PHELPS
Mailing Address ESTATE OF FRANCIS L PHELPS Mailing Address 47 HILL ST.
301 GENERAL JACKSON MEM. DR. WILSONVILLE AL
SYLACAUGA AL 35157 35186

Property Address LOT 5 Date of Sale AUG. 9, 2021
PHELPS SUBDIVISION Total Purchase Price \$ _____
MB 16, P 54 or
Actual Value \$ _____
or
Assessor's Market Value \$ 10,680. —

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 Appraisal
 Sales Contract Other EXEMPT EXECUTOR DEED
 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.

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 8/9/2021 Print JOSEPH PHELPS
 Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one