

Administrator's Deed

State of Alabama

County of Shelby

) Send Tax Notice To:
) JORDAN RYAN RAY
) 611 Hwy 270
) Maylene, AL 35114

This Instrument Prepared by: David C. Skinner, 1025 23rd Street South; Suite 103; Birmingham, AL 35205; (205) 871-9566. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS, that Rex S. Pool has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Administrator of the Estate of Kristin Pool Ray, deceased, by Letters of Administration dated September 16, 2014 and has duly qualified as such Administrator in Case No. PR-2014-000510, and is now acting as such Administrator, hereinafter ("GRANTOR"), for and in consideration of partial satisfaction of the distribution of said Estate of Kristin Pool Ray, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, as such Administrator, hereby grants, bargains, sells and conveys to Jordan Ryan Ray (hereinafter "GRANTEE"), in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 25, Block 7, according to the Survey of Oak Mountain Estates Third Sector, as recorded in Map Book 5, page 83, in the Probate Office of Shelby County, Alabama.

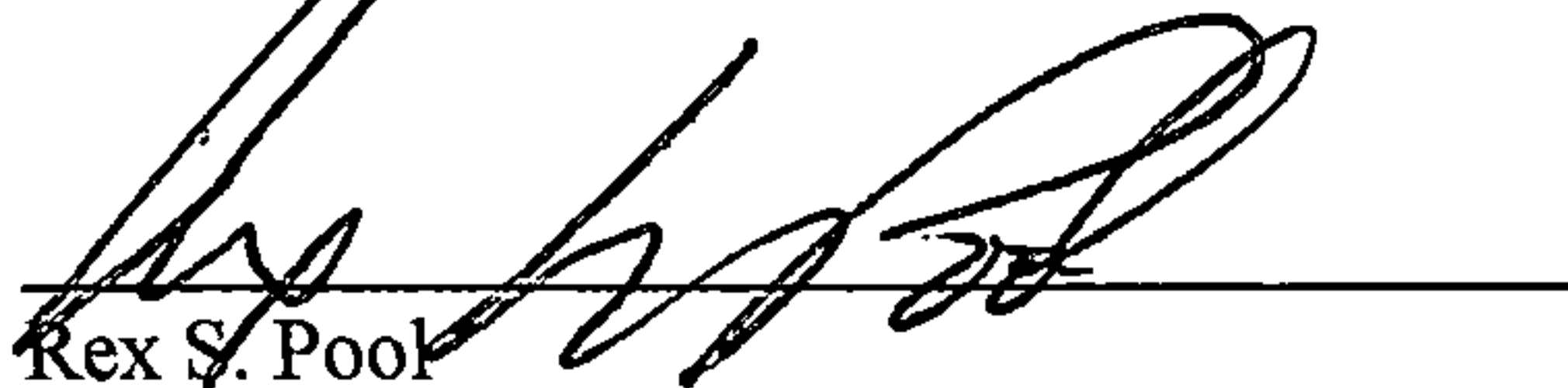
This is not the homestead property of the Grantor as defined in the Code of Alabama § 6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his/her successors, heirs and assigns, forever.

GRANTOR HAS HERETO set his hand and seal on June 16, 2021.


Rex S. Pool

Administrator of the Estate of Kristin Pool Ray

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ Jefferson

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Rex S. Pool, whose name is signed to the foregoing instrument as the Administrator of the Estate of Kristin Pool Ray, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily and as such Administrator on the day and year set forth above.

GIVEN UNDER MY HAND, on 6/16/2021.


NOTARY PUBLIC; my commission expires 4-19-2024

JESSICA E HAYES
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 19, 2024



20210819000405120 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
08/19/2021 11:23:12 AM FILED/CERT

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 Kristin Ray Pool
Mailing Address Rex S. Pool, Administrator
1057 Commerce Blvd
Pelham, AL 35124

Grantee's Name Jordan Ryan Ray
Mailing Address 611 Hwy 270
Maylene, AL 35114

Property Address 501 Crosscreek Trail
Pelham, AL 35124

Date of Sale June 16, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 183,910.00

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 per will

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 6/16/2021

Print _____

Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



20210819000405120 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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Form RT-1