



20210826000417090 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/26/2021 02:32:32 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Robert M. Rosenberg, Esq.
WALDREP, STEWART & KENDRICK, LLC
2323 2nd Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Carolyn Cupp
5838 Sumpter Drive
Pinson, Alabama 35126

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF ROBERT M. ROSENBERG, ESQ. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. GRANTOR AND GRANTEE AGREE TO HOLD ROBERT M. ROSENBERG, ESQ. AND THE FIRM OF WALDREP, STEWART & KENDRICK, LLC HARMLESS IN THE PREMISES.

PERSONAL REPRESENTATIVE'S D E E D

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS**, and other good and valuable consideration paid by the **GRANTEES** herein, and in consideration of the laws of intestacy of the State of Alabama, the undersigned grantor, **Carolyn Cupp**, in her capacity as Personal Representative and Beneficiary of the Estate of Myrtle Hester in the Probate Court of Shelby County, Alabama, Case No. PR-2020-000884 (hereinafter referred to as "**GRANTOR**"), with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto **Carolyn Cupp** and **Bonnie Thomas**, individually, (hereinafter collectively referred to as the "**GRANTEES**") all of the following described real estate situated in Shelby County, Alabama, (hereinafter referred to as the "**PROPERTY**"), to-wit:

A parcel of land described as commencing at the southeast corner of the SE1/4 of SW1/4 of Section 4, Township 24, Range 13 East, and running west 300 yards; thence north 350 yards; thence west 140 yards to west line of SE1/4 of SW1/4 of said Section; thence north 90 yards to northwest corner of said forty; thence east 440 yards; thence south 440 yards to point of beginning, being all of the SE1/4 of SW1/4 of Section 4, Township 24, Range 13 East, except, a 10 acre tract on west side of said forty, said 10 acres is 140 yards wide east to west and 350 yards long north to south and the south line of said 10 acres is the south line of said forty, and the west line of said 10 acres is the west line of said forty.

SUBJECT TO: All easements, restrictions, building lines, rights-of-way and recordings of record, current taxes and all mineral and mining rights of record.

Said Court issued Letters of Administration to the Personal Representative on November 25, 2020.

TO HAVE AND TO HOLD to the said **GRANTEES**, their heirs and assigns forever.

This instrument is executed by the **GRANTOR** solely in her representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the **GRANTOR** in her individual capacity, and the liability of the **GRANTOR** is expressly limited to her representative capacity named herein.

IN WITNESS WHEREOF, the said **GRANTOR** hereto sets her signature this the 24th day of August, 2021.

WITNESS:

Pamela Delham

GRANTOR:

Carolyn Cupp
CAROLYN CUPP

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public duly commissioned in and for the County and State aforesaid, hereby certify that **Carolyn Cupp** whose name as Personal Representative of the Estate of Myrtle Hester, deceased, 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 conveyance, she, in her capacity as Personal Representative, executed same voluntarily for and as her free act on the day same bears date.

Given under my hand and official seal this 24 day of Aug, 2021.

Andrea Self
NOTARY PUBLIC

Andrea Self
Notary Public, Alabama State At Large
My Commission Expires July 8, 2024

My Commission expires: July 8, 2024



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Real Estate Sales Validation Form

Grantor's Name: Carolyn Cupp, Administrator
of the Estate of Myrtle Hester

Grantees' Name: Carolyn Cupp
Bonnie Thomas

Mailing Address:
5838 Sumpter Drive
Pinson, Alabama 35126

Mailing Address:
5838 Sumpter Drive
Pinson, Alabama 35126

Property Address:
3721 Highway 20
Calera, Alabama 35040

Date of Sale: August 24, 2021

Total Purchase Price: \$

or

Actual Value: \$ _____

or

Assessor's Market Value: \$115,780

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other

☐ 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 evidence 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).

Date: August 24, 2021

Print: Carolyn Cupp

Unattested

Sign: Carolyn Cupp

(verified by)

(Grantor) Grantee/Owner/Agent) circle one Form RT-1