



20210903000432040 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
09/03/2021 12:44:12 PM FILED/CERT

STATE OF ALABAMA

EXECUTOR'S DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid by **RIVER ESTATES PROPERTIES, LLC, an Alabama Limited Liability Company**, the receipt in full and sufficiency whereof is acknowledged, the undersigned, **Estate of ELLEN P. HILL**, by **CAROL PARKMAN MOON** as Personal Representative, and **CAROL PARKMAN MOON**, as Trustee of The Ellen Parkman Hill Revocable Management Trust Agreement dated May 14, 1999, does grant, bargain, sell and convey unto the said **RIVER ESTATES PROPERTIES, LLC**, the following described real property, situated in Shelby County, Alabama, as follows:

Lot 7, Block 4, according to the Map of Wyngate, First Sector, as recorded in Map Book 11, Page 13, and amended in Map Book 11, page 81, and further amended in Map Book 12, page 1 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and existing easements, restrictions, set-back lines, rights-of-way, encumbrances, and/or limitations, if any, of record.

***Said above-described parcel of land being the same property as described in that certain deed to the herein named Ellen P. Hill, recorded in the Shelby County Judge of Probate Deed Records at Instrument #20020814000384350. The Estate of Ellen P. Hill was filed for Probate in the Probate Records of Madison County at Case No. 73035.

TO HAVE AND TO HOLD unto the said **RIVER ESTATES PROPERTIES, LLC**, its successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, the **Estate of Ellen P. Hill**, has caused these presents to be executed by its duly authorized Personal Representatives this 20 day of

Shelby County, AL 09/03/2021
State of Alabama
Deed Tax: \$50.00



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August 20, 2021.

Estate of Ellen P. Hill

By: Carol Parkman Moon
Carol Parkman Moon, Personal Representative

**Ellen Parkman Hill Revocable Management Trust
Agreement dated May 14, 1999**

By: Carol Parkman Moon
Carol Parkman Moon, Trustee

STATE OF ALABAMA

COUNTY OF Madison

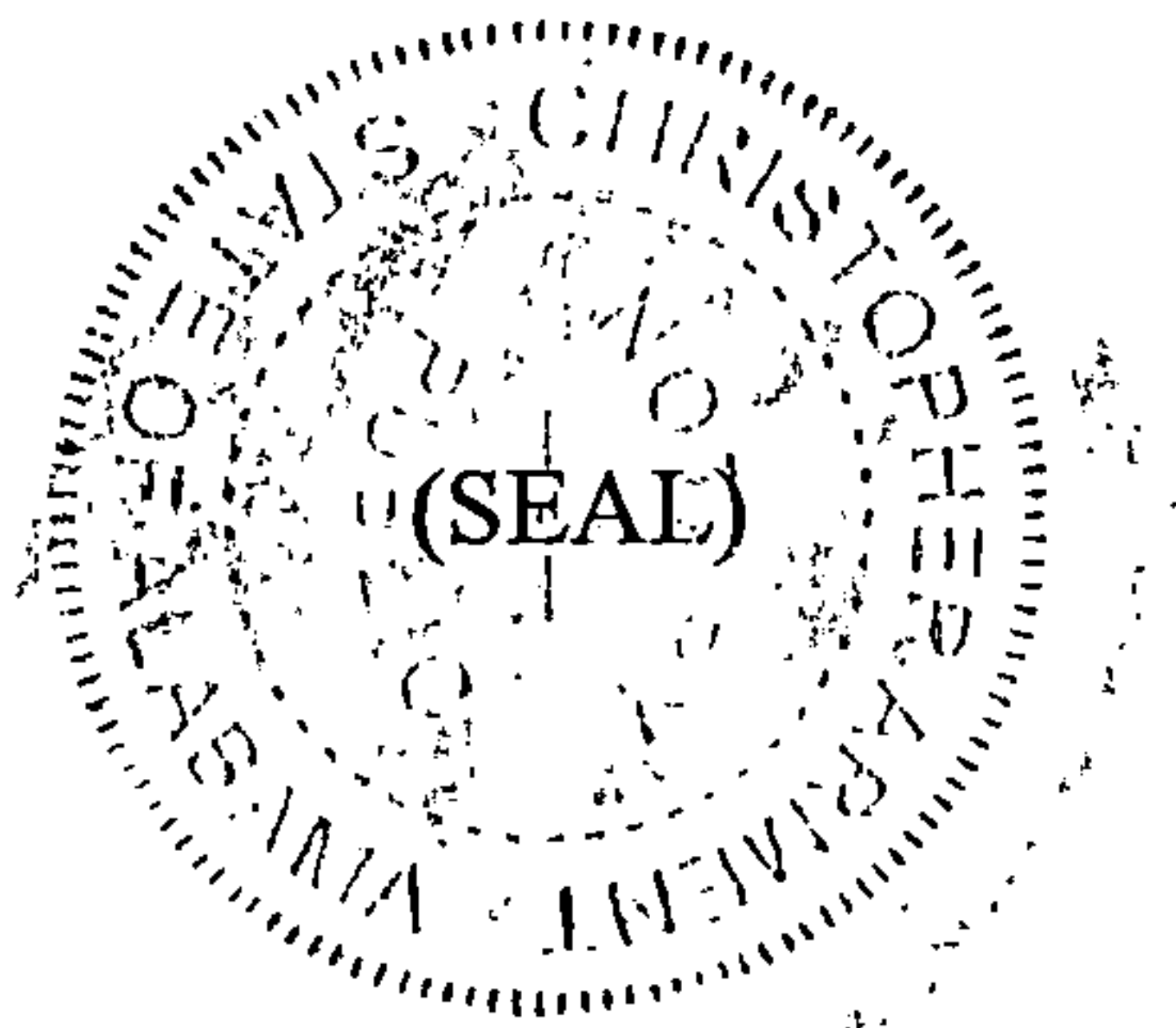
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Carol Parkman Moon whose name as Personal Representative for **Estate of Ellen P. Hill**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of Aug,
2021.

[Signature]

Notary Public

My Commission Expires: 03-19-2022





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STATE OF ALABAMA

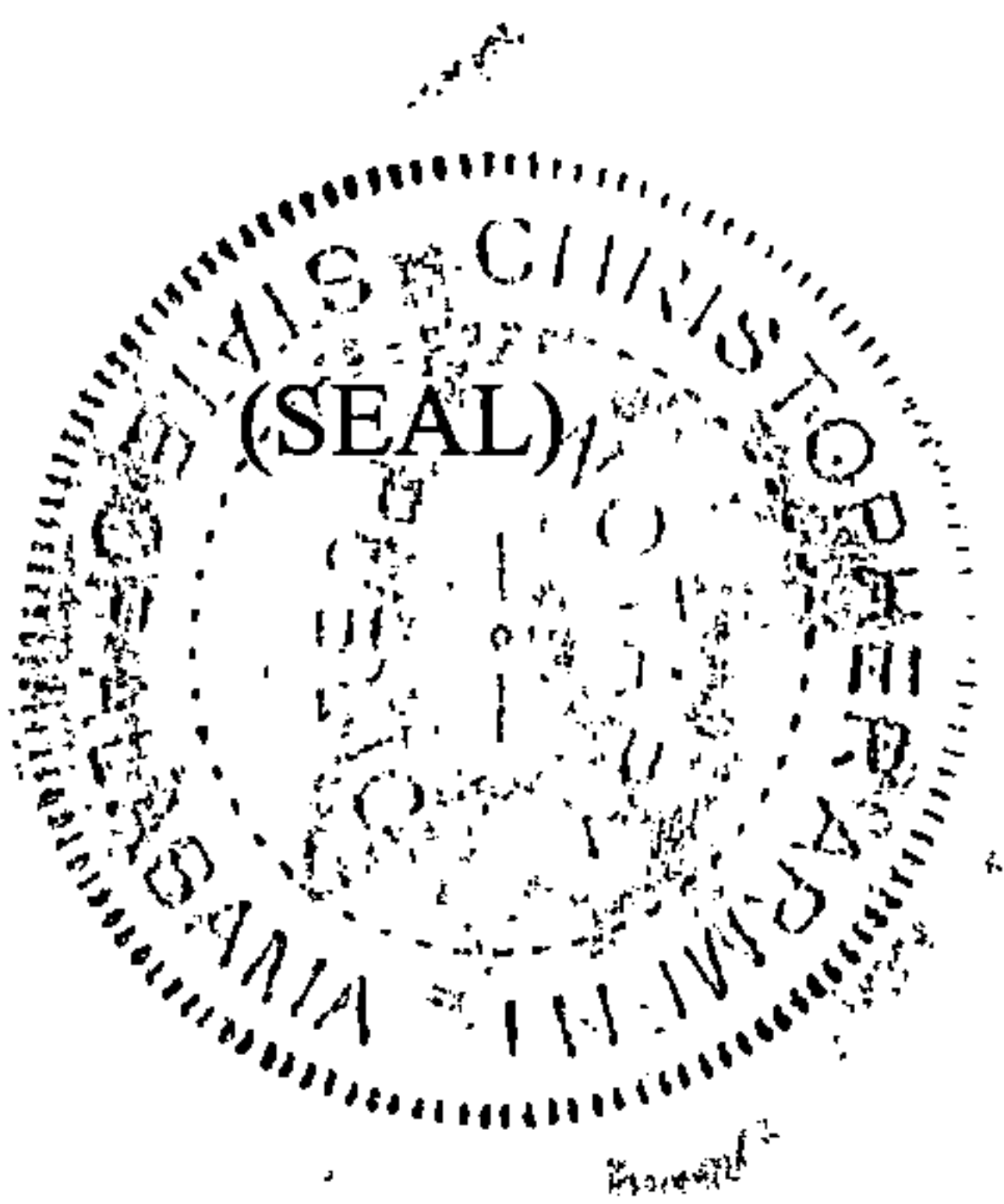
COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Carol Parkman Moon, whose name as Trustee for **Ellen Parkman Hill Revocable Management Trust Agreement**, 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 as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of Aug,
2021.

Notary Public

My Commission Expires: 03-19-2022



This Instrument was Prepared By:

Jeremy L. Streetman

Attorney at Law

P.O. Box 1111

Hamilton, Alabama 35570

205-921-4470

**who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.**



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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: Estate of Ellen P. Hill
Mailing Address: 2610 Box Canyon Rd SE
Huntsville, AL. 35803

Grantee's Name: River Estates Properties, LLC
Mailing Address: P.O. Box 746
Hamilton, AL. 35570

Property Address: 3625 Wyngate Lane
Birmingham, AL. 35242

Date of Sale: 8/20/2021
Total Purchase Price: \$ 50,000.00
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.)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 and their current mailing address.

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 tax payer 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: Sherry Self
Sign: Sherry Self
(Grantor/Grantee/Owner/Agent) circle one