

This Instrument was prepared by: Ulyesa Blackmon
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Suite C
Birmingham, AL 35235

Please Send Tax Notice To:
John Beard
202 Park Village Circle
Alabaster, AL 35007

EXECUTOR'S DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration paid by John Beard, as Trustee and Personal Representative of the Estate of Walter B. Beard, deceased, Case No. PR-2020-001037, the receipt in full and sufficiency whereof is acknowledged the undersigned, The Estate of Walter B. Beard, Case No. PR-2020-001037 by John Beard Personal Representative, do hereby grant, bargain, sell and convey unto John Beard, a married man, Sandra Byrd a married woman, Shawn Payne a married man and Lisandra Payne a single woman (herein referred to as grantees)

Shawn Payne and Lisandra Payne are the Heirs at Law of Lisa Beard, deceased, Heir and Devisee of the Estate of Walter B. Beard, Probate Case No. PR-2020-001037

The following described real estate, situated in Shelby County, Alabama, to-wit:

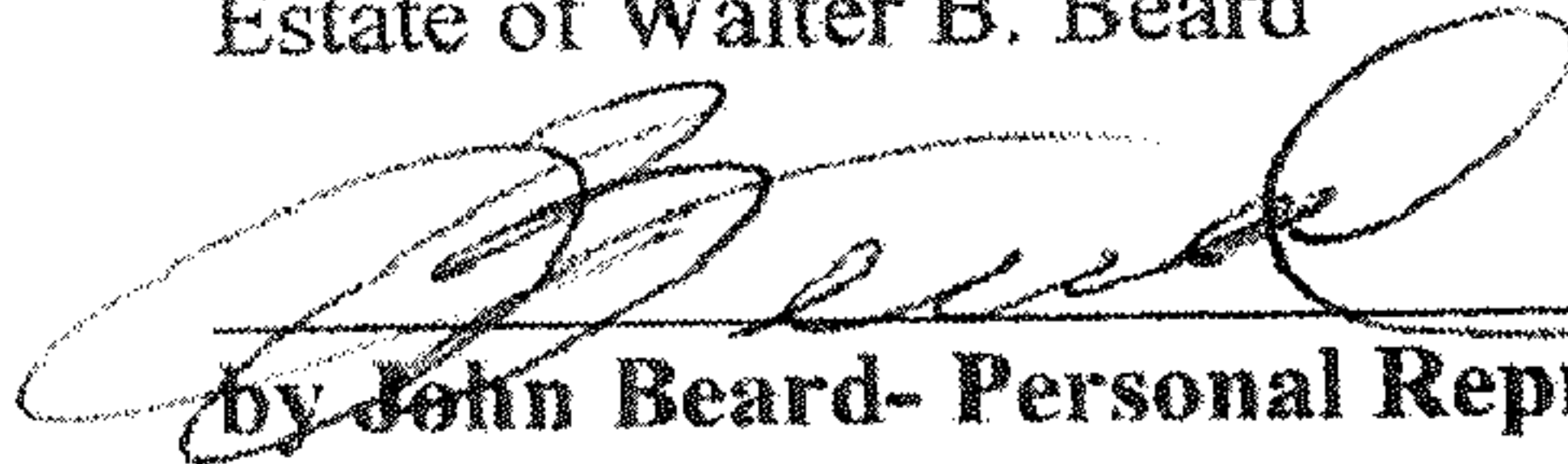
Legal

Lot 50, according to the Final Plat of Park Forest Village as recorded in Map Book 31, Page 51, Shelby County, Alabama records.

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever.

IN WITNESS WHEREOF, the Estate of Walter B. Beard Representative seal this
26 day of August 2021.

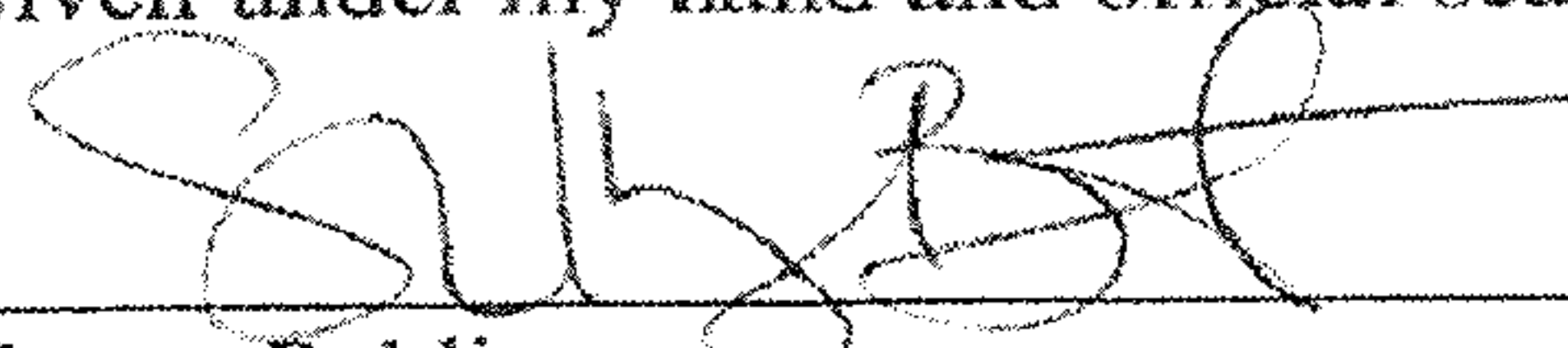
Estate of Walter B. Beard


by John Beard- Personal Representative

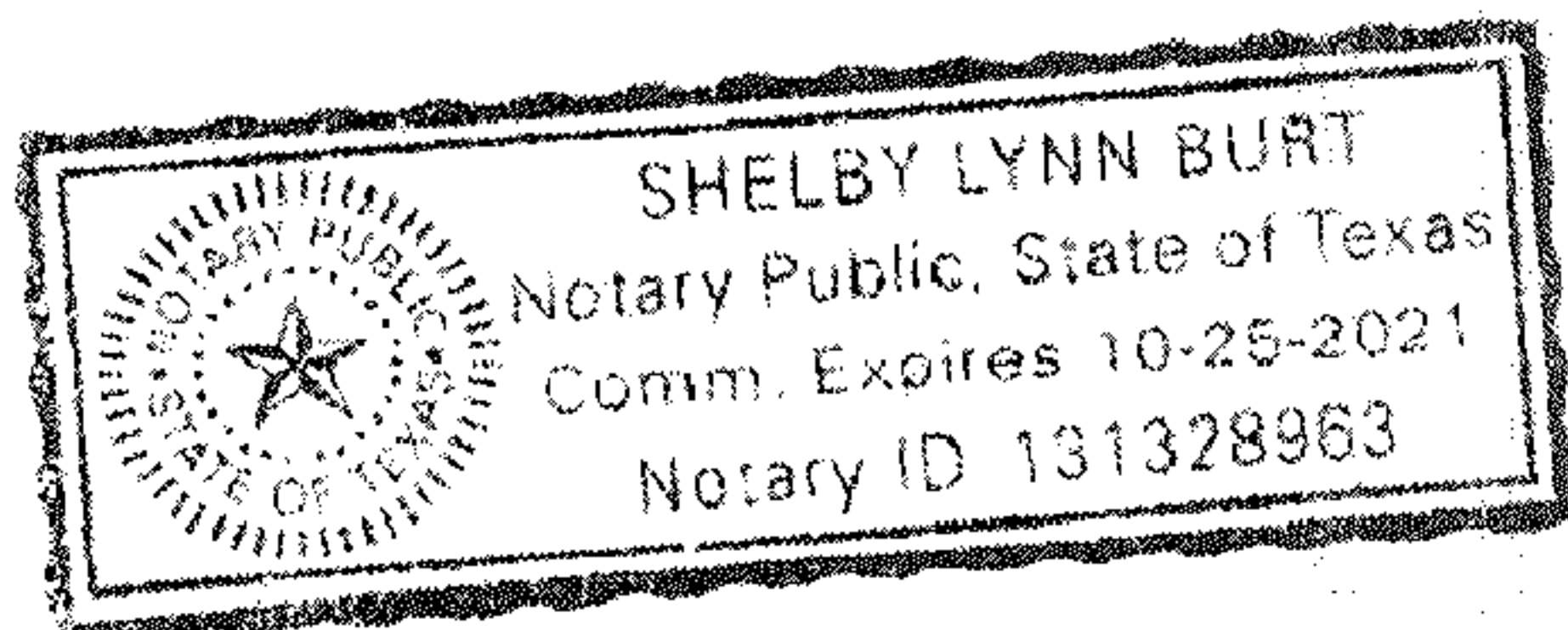
TEXAS SB
STATE OF ALABAMA
Guadalupe SB
SHELBY COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Beard as Personal Representative of the Estate of Walter B. Beard whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August 2021.


Notary Public

My Commission Expires: 10-25-2021



Real Estate Sales Validation Form

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

Grantor's Name John Beard as Trustee
Mailing Address Estate of Walter B. Beard
318 Deland Street
Sequin Texas 78155

Grantee's Name John Beard
Mailing Address Shanelra Byrd
Shawn Payne
Lisandra Payne
318 Sequin Street
Sequin Texas 78155

Property Address 202 Park Village Circle
Alabaster, AL 35207

Date of Sale 8/30/2021
Total Purchase Price \$ 500.00

or
Actual Value \$

20210930000477610 09/30/2021 11:39:41 AM EXEDED 3/3 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 ☐ 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 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 8/30/2021

☐ Unattested

(verified by)

Print Blackmon & Blackmon, LLC
Sign Shanelra Byrd Legal Assist
(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 11:39:41 AM
\$29.00 CHERRY
20210930000477610

Shanelra Byrd

Form RT-1