

This Instrument was prepared without
examination of title by:

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Send Tax Notice To:
William David Bradford, Jr.
1601 Bent River Circle
Birmingham, AL 35216

ADMINISTRATOR'S QUITCLAIM DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

WHEREAS, Carol Ann Hosmer (the "Decedent"), an unmarried woman, died intestate at Birmingham, Alabama, on or about the 21st day of October, 2020, and at the time of her death was an inhabitant of Shelby County, Alabama.

WHEREAS, the undersigned, **BRAD LEONARD**, was issued Letters of Administration for the Estate of Carol Ann Hosmer, deceased, by the Probate Court of Shelby County, Alabama (Case Number PR-2020-000986) on December 14, 2020, and is now acting as such Administrator.

WHEREAS, the Decedent was survived by her three children, Brad Leonard, Leanne Hall and Jason Leonard, who are the only heirs and residual beneficiaries of the Decedent's Estate.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **BRAD LEONARD**, as the Administrator of the Estate of Carol Ann Hosmer, deceased (the "GRANTOR"), the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, quitclaims, and conveys, forever, unto each of **BRAD LEONARD, LEANNE HALL** and **JASON LEONARD**, (the "GRANTEES"), a one-third (1/3) interest in all of the Decedent's right, title and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama.

And together with all and singular the improvements thereon, fixtures, rights, easements, restrictions, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining.

This instrument is intended to convey to the GRANTEES the entire interests of the Decedent, the Estate of Carol Ann Hosmer, deceased, in and to the Property, to the GRANTEES.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the Property conveyed that were created by the undersigned and not specifically excepted herein.

TO HAVE AND TO HOLD the Property unto GRANTEES in fee simple forever.

IN WITNESS WHEREOF, GRANTOR has caused the due execution of this conveyance as of this the 2nd day of September, 2021.



BRAD LEONARD, in his capacity as the Administrator of the Estate of **CAROL ANN HOSMER**, deceased

STATE OF ALABAMA)

:

Shelby **COUNTY**)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **BRAD LEONARD**, in his capacity as the Administrator of the Estate of **CAROL ANN HOSMER**, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily as aforesaid as of the day the same bears date.

Subscribed and sworn to before me this 2nd day of September, 2021.


Notary Public

[SEAL]

My Commission Expires: 4/4/2023

Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**Brad Leonard (1/6), Leanne Hall (1/6), & Jason Leonard (1/6)
c/o William David Bradford, Jr.

Grantor's Name Brad Leonard, Administrator
Mailing Address 2236 Shelterwood Road
 Birmingham, AL 35226

Grantee's Name
Mailing Address 1601 Bent River Circle
 Birmingham, AL 35216

Property Address 1601 Bent River Circle
 Birmingham, AL 35216

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2021 01:55:46 PM
 \$120.00 JOANN
 20211104000535590

Date of Sale September 2, 2021
Total Purchase Price \$

or
Actual Value \$ **Decedent owned a 1/2 interest; each of
 grantees receive 1/3 of the 1/2 interest (or
 1/6 each.)

or
Assessor's Market Value \$ 1/2 of \$181,100 = \$90,550 (or \$30,183.34
 to each grantee)**

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 Value based on 2020 tax assessor value

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 9/2/2021

Print Brad Leonard, Administrator

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1