

THIS INSTRUMENT WAS PREPARED BY:

Steven A. Benefield, Esq.
1820 Canton Road
Birmingham, Alabama 35216
(205) 914-8134
No Title Opinion Requested or Given

SEND TAX NOTICE TO:

Patsy B. Hyde, Trustee for Susan Patrice Green
1180 Haven Road
Birmingham, AL 35242

EXECUTOR'S DEED

In consideration of the sum of One Dollar (\$1.00) and, other good and valuable consideration in hand paid to Patsy B. Hyde, as Personal Representative of the Estate of Nancy B. Green, deceased, appointed September 17, 2020, by the Probate Court of Shelby County, Alabama, Case No. PR-2020-000578, (the "Grantor"), from Patsy B. Hyde, as trustee of the trust for the benefit of Susan Patrice Green under the last will and testament of Nancy B. Green, deceased, (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, convey unto the Grantee the following described real estate (the "Subject Property") situated in Jefferson County, Alabama, to-wit:

Lot 19, Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Shelby County, Alabama Probate Office.

This conveyance is made subject to ad valorem taxes for the current year and subsequent years. Subject Property does not constitute the homestead of the Grantor or of Grantor's spouses.

Grantor makes no warranty or covenant respecting the nature and quality of the title to the property hereby conveyed except that Grantor has neither permitted nor suffered any lien, encumbrance, or adverse claim to the property described herein since acquisition by Grantor.

Said property is also conveyed without survey or title inspection by the Grantor or the attorney preparing this deed and no representation is made to the accuracy of the property description.

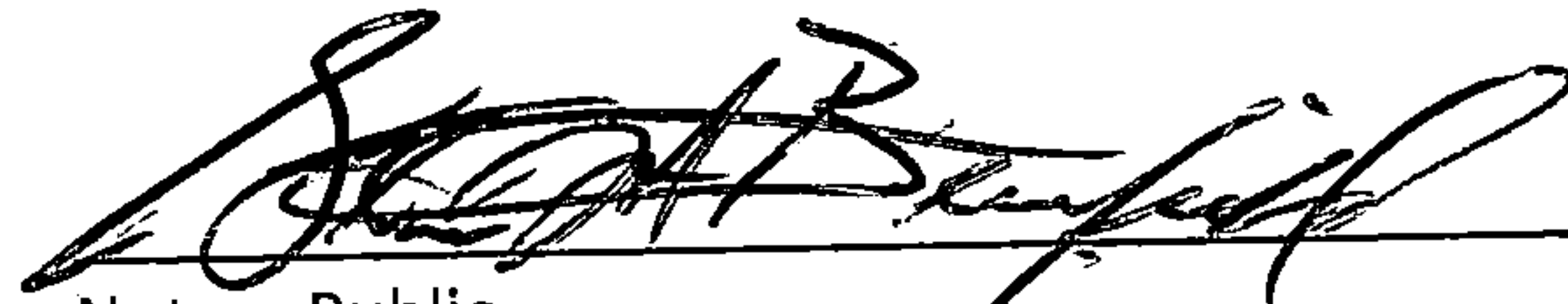
TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Deed on this 28th day of January, 2022.



Patsy B. Hyde, Personal Representative of the
Estate of Nancy B. Green, deceased,

I, Steven A. Benefield, a Notary Public State of Alabama, hereby certify that Patsy B. Hyde, as Personal Representative of the Estate of Nancy B. Green, deceased, who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she, in her capacity as personal representative, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 28th day of January, 2022.

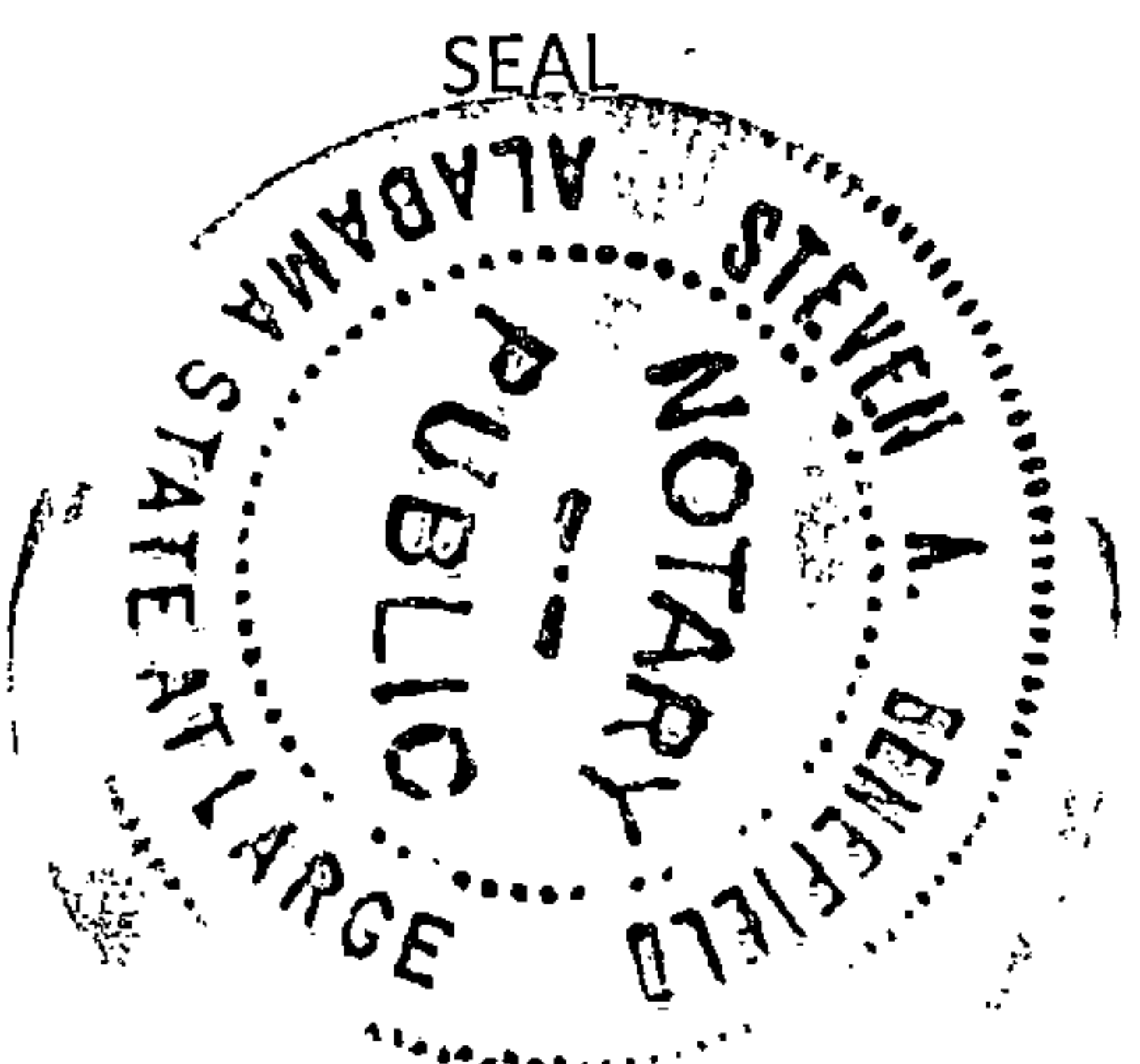


Notary Public

My Commission Expires: 2/2/2022



20220131000041950 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/31/2022 11:47:11 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 Patsy B. Hyde, Pers. Rep.
Mailing Address 1180 Haven Road
Birmingham, AL 35242

Grantee's Name Patsy B. Hyde, Trustee for S.P. Gree
Mailing Address 1180 Haven Road
Birmingham, AL 35242

Property Address 212 Lees Cove
Helena, AL 35080

Date of Sale January 28, 2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 191,100

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 Executor's Deed to document title

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 1/31/2022

Print Patsy B. Hyde

Sign

Patsy B. Hyde

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220131000041950 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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t Form

Form RT-1