

PREPARED WITHOUT BENEFIT OF SURVEY  
TITLE NOT EXAMINED  
PREPARER DID NOT CLOSE TRANSACTION

Prepared by:

Joel C. Watson Attorney  
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Alabaster, Alabama 35007

20220608000229880 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/08/2022 12:31:38 PM FILED/CERT

QUITCLAIM DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

BARBARA BROGDEN AS PERSONAL REPRESENTATIVE

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

BARBARA BROGDEN

(herein referred to as Grantee\Grantees) the following described real estate, in Shelby County, Alabama to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

7 day of April, 2022.

WITNESS:

Barbara Brogden

Grantor-BARBARA BROGDEN

Personal Representative of the Estate of  
Raymond T. Seals

Shelby County, Alabama Probate Court  
Case No. PR-2021-000787

Grantor

STATE OF ALABAMA)

SHELBY COUNTY )

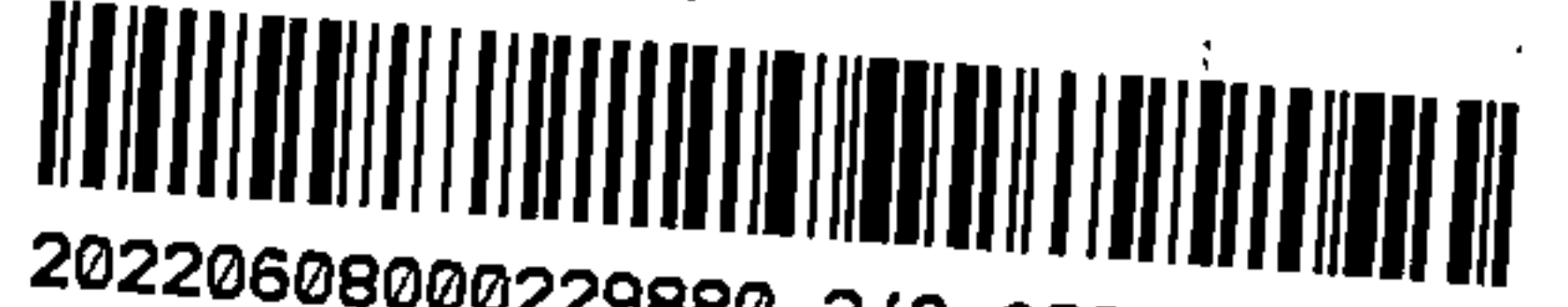
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA BROGDEN whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily and with full authority as Personal Representative of the Estate of RAYMOND T. SEALS signed her name on the day the same bears date.

Given under my hand and official seal this 7 day of April A.D. 2022.

Joel C. Watson  
NOTARY PUBLIC

Exhibit A



20220608000229880 2/3 \$29.00  
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Begin at the SW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 5, Township  
22, Range 2 West, Shelby County, Alabama.  
Thence turn N 88 deg. 40 min East 115 ft. thence turn North 5 deg 0  
min West 195 feet. thence turn south 88 deg. 40 min for 115 ft.  
thence turn south 5 deg. 0 min east 195 ft. to the point of  
beginning.



# Real Estate Sales Validation Form

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

Grantor's Name Raymond Seals  
Mailing Address 52 Oak Leaf Lane  
Calera, AL 35040

Grantee's Name Barbara Brogden  
Mailing Address 1405 Trillium Lane  
Clanton, AL 35045

Property Address 52 Oak Leaf Lane  
Calera, AL 35040

Date of Sale April 7, 2022

Total Purchase Price \$ 0 -> will

or  
Actual Value \$

or  
Assessor's Market Value \$ 60,700

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

per will

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 6-8-22

Print Barbara Brogden

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220608000229880 3/3 \$29.00  
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Form RT-1