

PREPARED BY:  
Trussell, Funderburg, Rea,  
Bell & Furgerson, P.C.  
1905 First Avenue South  
Pell City, Alabama 35125

SEND TAX NOTICE TO:  
Hazel Lynell Rasco  
128 Leisure Island Rd.  
Vincent, Alabama 35178

---

**ADMINISTRATRIX'S DEED**  
**PREPARED WITHOUT BENEFIT OF TITLE EXAM**

STATE OF ALABAMA  
ST. CLAIR COUNTY

WHEREAS, **Hazel Lynell Rasco**, has been duly and legally appointed by the Probate Court of St. Clair County, Alabama, as **Administratrix of the Estate Ronald Thaxton Rasco, deceased, Case No. S 2021-380**, and has duly qualified as such Administratrix and is now acting as such Administratrix; and,

WHEREAS, the said Probate Court has authorized and empowered me, his said Administratrix in any manner which I should deem proper, to make sale of and execute deeds to convey all his interest in and to the said real property.

NOW, THEREFORE, by virtue of the premises, and in consideration of Ten Dollars and 00/100 (\$10.00), to me paid by **Hazel Lynell Rasco**, the receipt of which is hereby acknowledged, I, the said **Hazel Lynell Rasco, as Administratrix**, aforesaid, do hereby grant, bargain, sell and convey unto the said **Hazel Lynell Rasco**, her heirs and assigns, the following described parcel of real estate, which was the property of the said **Ronald Thaxton Rasco, deceased**, to-wit:

**A parcel of land lying in the Northeast quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:**

**Beginning at the Northeast corner of Section 11; thence South 01 degrees 11 minutes 38 seconds West along the East line of said Section 11 a distance of 1219.25 feet to a ½ inch rebar set; thence South 01 degrees 11 minutes 18 seconds West along said East line a distance of 60.09 feet a ½ inch rebar set; thence leaving said East line North 81 degrees 45 minutes 59 seconds West a distance of 1344.43 feet to a ½ inch rebar set; thence North 01 degrees 06 minutes 27 seconds East along the West line of the East half of the Northeast quarter of said Section 11 a distance of 1097.48 feet to a 1/2 inch rebar set; thence South 89 degrees 32 minutes 22 seconds East along the North line of said Section 11 a distance of 1336.06 feet to the point of beginning. Said parcel of land contains 35.81 acres more or less.**

***The drafter of this instrument acted as a scrivener only, and no representation is made regarding liens, chain of title, or the accuracy of the description contained herein, as a title exam was not performed.***

**SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAY RECORD.**

**TO HAVE AND TO HOLD** unto the said **Hazel Lynell Rasco**, her heirs and assigns, forever.

**IN WITNESS WHEREOF**, I, the said **Hazel Lynell Rasco, as Administratrix** aforesaid, hereunto set my hand and seal this 8<sup>th</sup> day of April 2022.

Hazel Lynell Rasco  
Hazel Lynell Rasco, Administratrix  
Of the Estate of Ronald Thaxton Rasco,  
Deceased, St. Clair County, Alabama  
Case No: S-2021-380

STATE OF ALABAMA

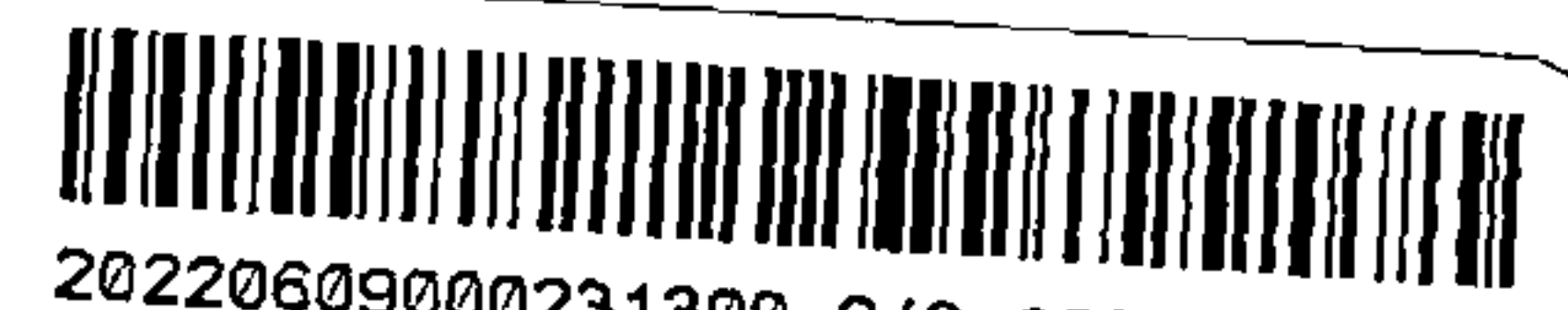
COUNTY OF ST CLAIR

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **Hazel Lynell Rasco, whose named as Administratrix of the Estate of Ronald Thaxton Rasco, deceased, St. Clair County, Alabama Case No: S-2021-380,** 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, Hazel Lynell Rasco, in her capacity as such Administratrix executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of April 2022.

FEGILAH CROUCH  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 16, 2023

Fegilah Crouch  
NOTARY PUBLIC  
My Commission Expires: 10/16/23



20220609000231300 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/09/2022 01:47:09 PM 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 Estate of Ronald T. Rasco  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Hazel Lynell Rasco  
Mailing Address 128 Leisure Island Rd.  
VINCENT ALA 35178

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Or  
Actual Value ☒ \$ \_\_\_\_\_

Or  
Assessor's Market Value \$ 191,050.00

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 \_\_\_\_\_

Print Rhonda R Tucker

Unattested \_\_\_\_\_

(verified by) Sign Rhonda R Tucker  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20220609000231300 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/09/2022 01:47:09 PM FILED/CERT