

Prepared by:
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20220614000238370
06/14/2022 01:01:54 PM
DEEDS 1/4

PREPARER DOES NOT BY THIS INSTRUMENT CERTIFY VALIDITY OF TITLE NOR THE CORRECTIONS OF
THE DESCRIPTION CONTAINED HEREIN.

STATE OF ALABAMA
COUNTY OF SHELBY

ADMINISTRATOR'S DEED

GRANTOR

Toni Hollins
Administrator of the Estate of Shirley Russell
800 Valley View Road
Apartment A13
Pelham, Alabama 35124
Phone: 205.422.5262

GRANTEE

Toni Hollins
800 Valleyview Road
Apartment A13
Pelham, Alabama 35124
Phone: 205.422.5262

Edward Russell
8124 Christmas Court
Charlotte, North Carolina 28216
Phone: 334.663.1911

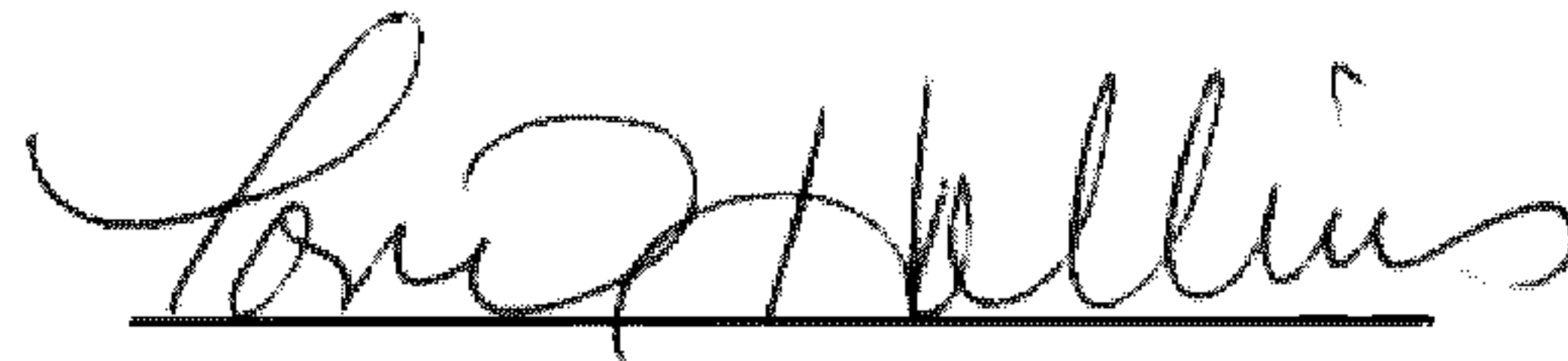
FOR AND IN CONSIDERATION OF THE SUM of Ten (\$10.00) Dollars and other good and
valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, I, TONI
HOLLINS, ADMINISTRATOR OF THE ESTATE OF SHIRLEY RUSSELL, deceased, (Shelby County,
Alabama Probate Case No. PR-2020-000702), (herein referred to as GRANTOR) do hereby convey
unto Toni Hollins and Edward Russell, heirs at law to the Estate of Shirley Russell, that the following
described real property, situated in Shelby County, Alabama, being more particularly described as
follows, to wit:

Lot 59, according to the Survey of Kentwood, 1st Addition, as
recorded in Map Book 19, Page 75 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Address: 136 Kentwood Lane, Alabaster, Alabama 35007

Grantor and Grantees accept this and acknowledge that this deed was done without the benefit of a title search.

Witness my signature this the 1 day of June, 2022.



Toni Hollins
Administrator of the Estate of
Shirley Russell

VERIFICATION

STATE OF ALABAMA)
COUNTY OF Shelby)



Personally appeared before me, the undersigned authority in and for the aforesaid State and County, the within named, TONI HOLLINS, who acknowledged that she is the Administrator of the Estate of SHIRLEY RUSSELL, who, after being first duly sworn, acknowledged that she signed, sealed and delivered the foregoing instrument on the date therein mentioned.

Given under my hand and seal of office on this the 1 day of June, 2022.



NOTARY PUBLIC

Commission Expires: 3/28/2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Toni Hollins, Admin of the Grantee's Name Exhibit A
 Mailing Address Estate of Shirley Russell Mailing Address _____
800 Valley View Road, Apt A13 _____
Pelham, AL 35124 _____

Property Address 136 Kentwood Lane Date of Sale 6/1/2022
Alabaster, AL Total Purchase Price \$ _____
35007 or _____
 Actual Value \$ _____
 or _____
 Assessor's Market Value \$232,300.00

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 Tax Appraisal
☐ 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).

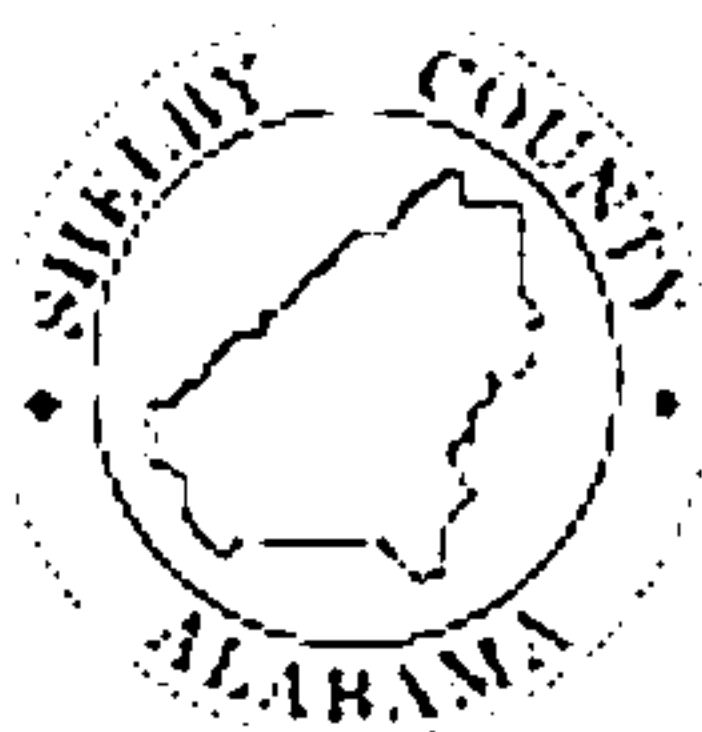
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/7/22 Print Cassie Caldwell
☒ Unattested _____ Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Grantee(s)

Toni Hollins
800 Valley View Road
Apartment A13
Pelham, Alabama 35124

Edward Russell
8124 Christmas Court
Charlotte, North Carolina 334.663.1911



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2022 01:01:54 PM
\$32.00 CHERRY
20220614000238370

Allen S. Bayl