

This instrument was prepared by:
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P.O. Box 1755
Columbiana, AL 35051



20220713000277510 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/13/2022 03:53:46 PM FILED/CERT

WITHOUT EXAMINATION OF
TITLE OR CERTIFICATION TO
CORRECTNESS OF DESCRIPTION

Please Send Tax Notice To:
Suzanne Freeman
1210 Highland Gate Lane
Birmingham, AL 35242

ADMINISTRATOR DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE, made and entered into this the 10th day of July, 2022 by and between, Suzanne Freeman, a married woman, conveying property that is not a part of her homestead, as Administrator of the Estate of Helen Hazel Dotson, Deceased, (hereinafter referred to as Grantor), and Suzanne Freeman, an unmarried woman (Hereinafter referred to as Grantee), and

WHEREAS, Helen Hazel Dotson, a resident of Shelby County, Alabama, died intestate on December 9, 2019, and Letters of administration were duly issued to Suzanne Freeman by the Probate Court of Shelby County, AL, Case No.: PR-2020-541 and that under and by the virtue of said Letters of Administration, Suzanne Freeman was appointed Administrator of the Estate of Hazel Helen Dotson, deceased, has been regularly and duly appointed as such, and is still acting in such capacity; that under and by the virtue of the terms and conditions of the Letters Of Administration, the said Administrator has full power and authority to dispose of said property as herein disposed.

NOW, THEREFORE, Suzanne Freeman by the powers conferred by law, and every other power, and in conformity with and pursuant to the authority of the said Letters of Administration, does hereby grant, bargain, sell, and convey unto said Grantee, Suzanne Freeman, her heirs and assigns forever, in Fee Simple, all of that certain property located in Shelby County, Alabama, having the address of 1087 Country Club Circle, Hoover, AL 35244 and legally described as follows,
to- wit:

Lot 3429, according to the survey of Riverchase Country Club 34th Addition as recorded in Map Book 15, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance subject to:

- (1) Taxes for the year 1993 and subsequent years not yet due and payable**
- (2) Building setback line 50 feet from the Country Club Circle**
- (3) Declaration of Protective Covenants, Agreements, Easements, charges and liens for Riverchase (residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and amended in Real 358 page 185 and Map Book 15 page 32 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549**
- (4) Easement (s) to Alabama Power Company as shown by instrument recorded in Deed 311 page 801 in Probate Office.**
- (5) Title to all minerals within and underlying the premises, together with all mining rights within and underlying the premises, together with all mineral rights and mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127 page 140**
- (6) Permit to Alabama Power Company as recorded in 1992-8438.**

TOGETHER with all and singular rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said GRANTEE, in Fee Simple, her or their heirs and assigns forever, together with every contingent remainder and the right of reversion.

No liability is assumed for possible unfilled mechanic's or materialmen's liens.

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 12 day of July, 2022.

Suzanne Freeman
SUZANNE FREEMAN, GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

20220713000277510 2/3 \$29.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Miranda Acres, whose name 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of July, 2022

Notary Public JLH 10-14-22



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec. 40-22-1 (h).

Grantor's Name Suzanne Freeman Grantee's Name Suzanne Freeman
Mailing Address 1210 Highland Gate Ln Mailing Address 1210 Highland Gate Ln
Birmingham, AL Birmingham, AL
35242 35242

Property Address 1087 Country Club Cir Date of Sale 7/13/2022
Hoover, AL Total Purchase Price \$ 500,400.00
or
Actual Value \$
or
Assessor's Market Value \$ 500,400.00

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 July 13, 2022
Unattested

(verified by)

Print Gill T. Karl
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1