

ADMINISTRATOR'S DEED

STATE OF ALABAMA

SHELBY COUNTY

WHEREAS, SONDRA JEAN PFEIFFER, was duly appointed and qualified in the Probate Court for Shelby County, Alabama in Case Number PR-2020-000111, as the Administrator for the Estate of Cindy Frances Myers, deceased, and

NOW, THEREFORE, this instrument witnesseth that Sondra Jean Pfeiffer, as Administrator for the Estate of Cindy Frances Myers, deceased does, in accordance with Alabama law, transfer and convey unto **SONDRA JEAN PFEIFFER, an unmarried woman**, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 256, according to the Final Plat of Holland Lakes, Sector Two, Phase 2, as recorded I Map Book 36, Page 55, in the Office of the Probate Judge of Shelby County, Alabama (the "Property").


Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor (Holland Lakes) and filed for record as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to: (1) Ad valorem taxes; (2) Mineral and mining rights not owned by Grantor; (3) the easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 36, Page 55, in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

This deed prepared without benefit of title examination and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD Unto the said Grantee, her heirs and assigns forever, all claim, right, title and interest which the said Cindy Frances Myers, deceased, had at the time of her death in and to the property described hereinabove.

IN WITNESS WHEREOF, I, Sondra Jean Pfeiffer, Administrator of the Estate of Cindy Frances Myers, have hereunto set my hand and seal unto this instrument on the 20 day of July, 2022.

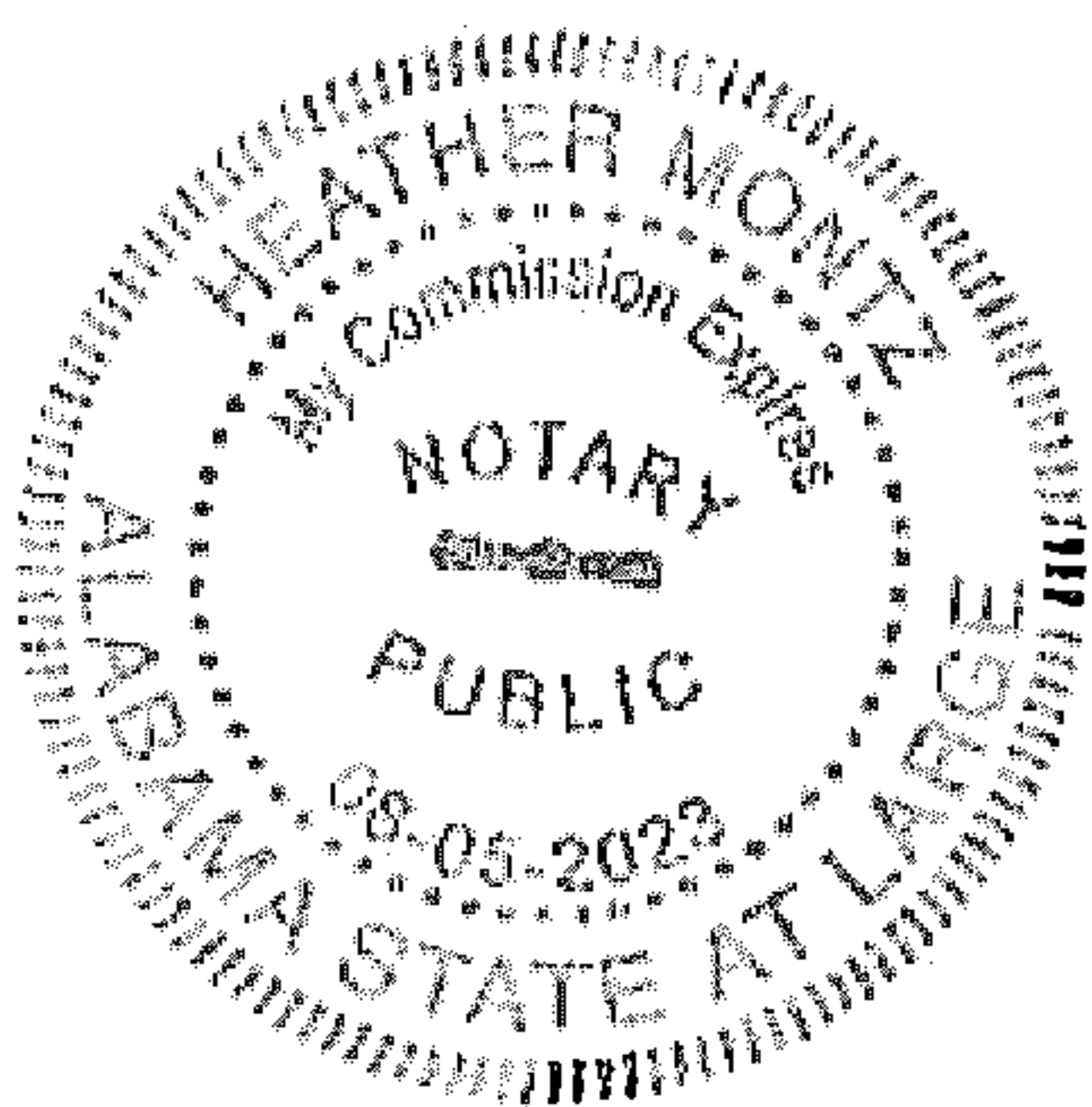
 (SEAL)
SONDRA JEAN PFEIFFER, as Administrator of the
Estate of Cindy Frances Myers, deceased

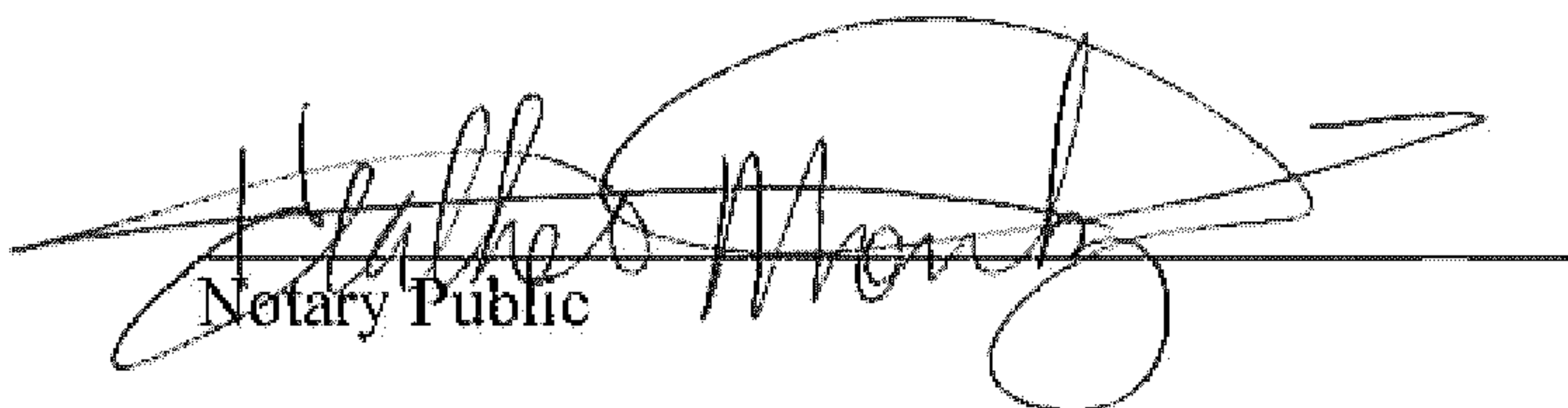
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sondra Jean Pfeiffer, as Administrator for the Estate of Cindy Frances Myers, deceased**, 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, she, as such Administrator and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of JULY, 2022.




Notary Public

THIS INSTRUMENT PREPARED BY:
HOLLIMAN & HOLLIMAN, PLLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: 205-662-0281
Fax: 256-259-3302

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 Cindy Myers
 Mailing Address 2601 Swiss Ln
Vestavia, AL 35124

Grantee's Name Sondra Pfeiffer
 Mailing Address 2601 Swiss Ln
Vestavia, AL 35124

Property Address 332 Creekside Lane
Pelham, AL 35124

Date of Sale 07/20/2022
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 241,000

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

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 8/1/22

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/02/2022 08:10:35 AM
 \$29.00 BRITTANI
 20220802000300700

Allen S. Bayl