

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

THIS INSTRUMENT WAS PREPARED BY:

Robert Scott Dooley, P.C.
118 18th Street North
Bessemer, Alabama 35020

Send Tax Notice To:

Leanne J. Dillard
129 Roy Court
Helena, AL 35080

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20220915000357010 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/15/2022 08:09:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of an agreement of all heirs and next-of-kin in the Estate of Ronald Lee Rushing, Senior, Shelby County Probate Case #PR-2021-000523, I, Ronald Lee Rushing, Junior, as Personal Representative of the Estate of Ronald Lee Rushing, Senior, Shelby County Probate Case #PR-2021-000523, (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto Leanne J. Dillard, herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 129 Roy Court, Helena, AL 35080

Parcel ID: 13 8 27 1 005 004.000

Source of Title: Instrument #20131220000487860 and Estate of Ronald Lee Rushing, Senior, Case #PR-2021-000523, Judge of Probate of Shelby County, Alabama

Note: The above-described property is not the homestead of the Grantor.

Subject to:

1. Taxes for the current year and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of Sept., 2022.

Ronald Lee Rushing, Junior
Personal Representative of the Estate of
Ronald Lee Rushing, Senior
Shelby County Probate Case #PR-2021-000523

STATE OF GEORGIA)
COUNTY OF CHEROKEE)



20220915000357010 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Ronald Lee Rushing, Junior, as Personal Representative of the Estate of Ronald Lee Rushing, Senior, Shelby County Probate Case #PR-2021-000523**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of Sept,
2022.



Sharon Doolittle
NOTARY PUBLIC Sharon J Doolittle
My Commission Expires: 12-28-25



20220915000357010 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/15/2022 08:09:39 AM 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	<u>Ronald Lee Rushing</u>	Grantee's Name	<u>Leganne J. Dillard</u>
Mailing Address	<u>401 Northampton Lane</u> <u>Canton, GA 30115</u>	Mailing Address	<u>129 Roy Court</u> <u>Helena, AL 35020</u>
Property Address	<u>129 Roy Court</u> <u>Helena, AL 35080</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>213,370.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 9-15-2022

Print Robert D. Dyer

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1