

This instrument was prepared by:
James V. Green, Jr., Esq.
115 First Street North
Alabaster, AL 35007

WITHOUT EXAMINATION OF
TITLE OR CERTIFICATION TO
CORRECTNESS OF DESCRIPTION



20221004000379460 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
10/04/2022 02:52:20 PM FILED/CERT

Please Send Tax Notice To:
Phillip Seales
109 Hill Street
Alabaster, AL 35007

ADMINISTRATOR DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE, made and entered into this the 4 day of October, 2022 by and between, Phillip Seales, an unmarried man, conveying property that is not a part of his homestead, as Administrator of the Estate of Marquitta Ransom Seales, Deceased, (hereinafter referred to as Grantor), and Phillip Seales, an unmarried man, and Tanisha Marie Snell, a married woman, and Terry Lewis Ransom, an unmarried man, and Shaneka Ransom, an unmarried woman, as joint tenants with right of survivorship (Hereinafter referred to as Grantees).

WHEREAS, Marquitta Ransom Seales, a resident of Shelby County, Alabama, died intestate on the February 6, 2014, and Letters of Administration were duly issued to Phillip Seales by the Probate Court of Shelby County, AL, Case No.: PR-2017-000399 and that under and by the virtue of said Letters of Administration, Phillip Seales was appointed Administrator of the Estate of Marquitta Ransom Seales, 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, Phillip Seales, 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 Grantees, Phillip Seales, Tanisha Marie Snell, Terry Lewis Ransom and Shaneka Ransom, their heirs and assigns forever, in Fee simple as joint tenants with right of survivorship, all of that certain property located in Shelby County, Alabama, with a street address of 109 Hill Street, Alabaster, Alabama 35007 and legally described as follows, to-wit:

COMMENCE AT THE NW CORNER OF THE SW ¼ OF THE NW ¼ OF THE SE 1/4SECTION 26, TOWNSHIP 20 SOUTH RANGE 3 WEST AND RUN NORTH 88 DEG. 47 MIN. 15 SEC. EAST A DISTANCE OF 209.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 80 FEET TO A POINT, THENCE SOUTH 00 MIN. 00 SEC. WEST A DISTANCE OF 210 FEET TO A POINT, THENCE SOUTH 88 DEG. 47 MIN. 15 SEC. WEST A DISTANCE OF 80.00 FEET TO A POINT, THENCE NORTH 00 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING .39 ACRES LESS AND EXCEPT RIGHT OF WAY. (the "Property").

TO HAVE AND TO HOLD to the said GRANTEES, in Fee Simple as joint tenants with right of survivorship, their heirs, successors and assigns forever, together with every contingent remainder and the right of reversion.

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

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 4 day of October, 2022.


PHILLIP SEALES, GRANTOR

STATE OF ALABAMA)
SHELBY COUNT)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Seales, 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 4 day of Oct, 2022.


Notary Public

5-15-24



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Phillip Salei
Mailing Address 109 Hill St.
Alabama 35007

Grantee's Name Phillip Salei
Mailing Address 109 Hill St
Alabama, AL 35007

Property Address 109 Hill St.
Alabama, AL 35007

Date of Sale 10-4-22
Total Purchase Price \$ 8,000
or
Actual Value \$ 8200
or
Assessor's Market Value \$

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 TAX ASSESSMENT

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 10-4-22

Print JAMES U. GREGG JR

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1