


**DEED OF PERSONAL REPRESENTATIVE**  
**UNDER POWER OF WILL**

**STATE OF ALABAMA**

**SHELBY COUNTY**

  
20221006000382400 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/06/2022 02:51:18 PM FILED/CERT

This conveyance, made and entered into on this, the 6<sup>th</sup> day of October, 2022, by **Latricia Howze**, as **Executor and Personal Representative under power of the Last Will and Testament of J. C. Manasco**, deceased, witnesseth:

That, whereas, **J. C. Manasco**, departed this life on or about the 1<sup>st</sup> day of December, 2012, leaving a Last Will and Testament wherein the undersigned, **Latricia Howze**, was nominated Executor, which said Last Will and Testament was duly admitted to probate in the Probate Court of Shelby County, State of Alabama, on the 30<sup>th</sup> day of June, 2014;

And, whereas, the said Court did on the 30<sup>th</sup> day of June, 2014, issue to the undersigned, **Latricia Howze**, Letters Testamentary;

Now, therefore, in consideration of the directives contained in the Last Will and Testament of **J. C. Manasco**, the undersigned Executor pursuant to the power and authority vested in her by the terms of said Will and the Letters Testamentary, has granted, bargained, and sold and by these presents does grant, bargain, sell and convey to **Latricia Howze, Henry Earl Manasco, and Judy Gail Mooney, jointly**, share and share alike, the following described property situated, lying, and being in the County of Shelby, State of Alabama, to-wit:

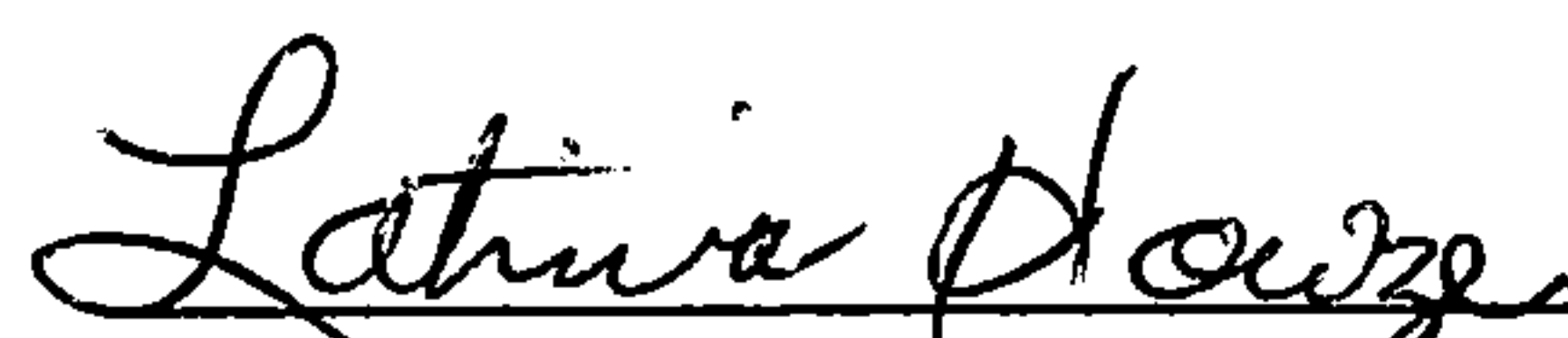
**West half of Lot 9, West half of Lot 10, and West half of Lot 11, of Block 257,  
according to Dunstan's Map of the Town of Calera, Alabama.**

**Abstractor's Note:** This property was conveyed by Edwin M. Cairns and wife, Imogen Cairns, to J. C. Manasco and wife, Bertha N. Manasco by Warranty Deed (JWROS) dated April 10, 1964, recorded in the Office of the Probate Judge of Shelby County, Alabama, in Deed Book 231 at Page 521. Bertha Manasco passed this life on or about August 28, 2004, leaving J.C. Manasco as sole survivor of them and sole owner of the property. J.C. Manasco's Will provided that his surviving widow, Peggy Manasco, would have a Life Estate in the property with his children, the Grantees herein, having the remainder interest. Peggy Manasco passed this life on or about August 23, 2022, thus ending her Life Estate Interest.

The Attorney preparing this instrument makes no certification as to the condition or merchantability of the title to the land described therein, or to the legal description provided. No title search or opinion was made with respect to this conveyance.

**TO HAVE AND TO HOLD** the said above-described property unto said **Latricia Howe, Henry Earl Manasco, and Judy Gail Mooney, jointly**, their heirs and assigns forever, together with every contingent, remainder, and right of reversion, as fully and completely in all respects as the Executor and Personal Representative could or ought to convey the same under and by virtue of the power and authority vested in her in said Last Will and Testament and by the orders and decrees of the Court herein entered.

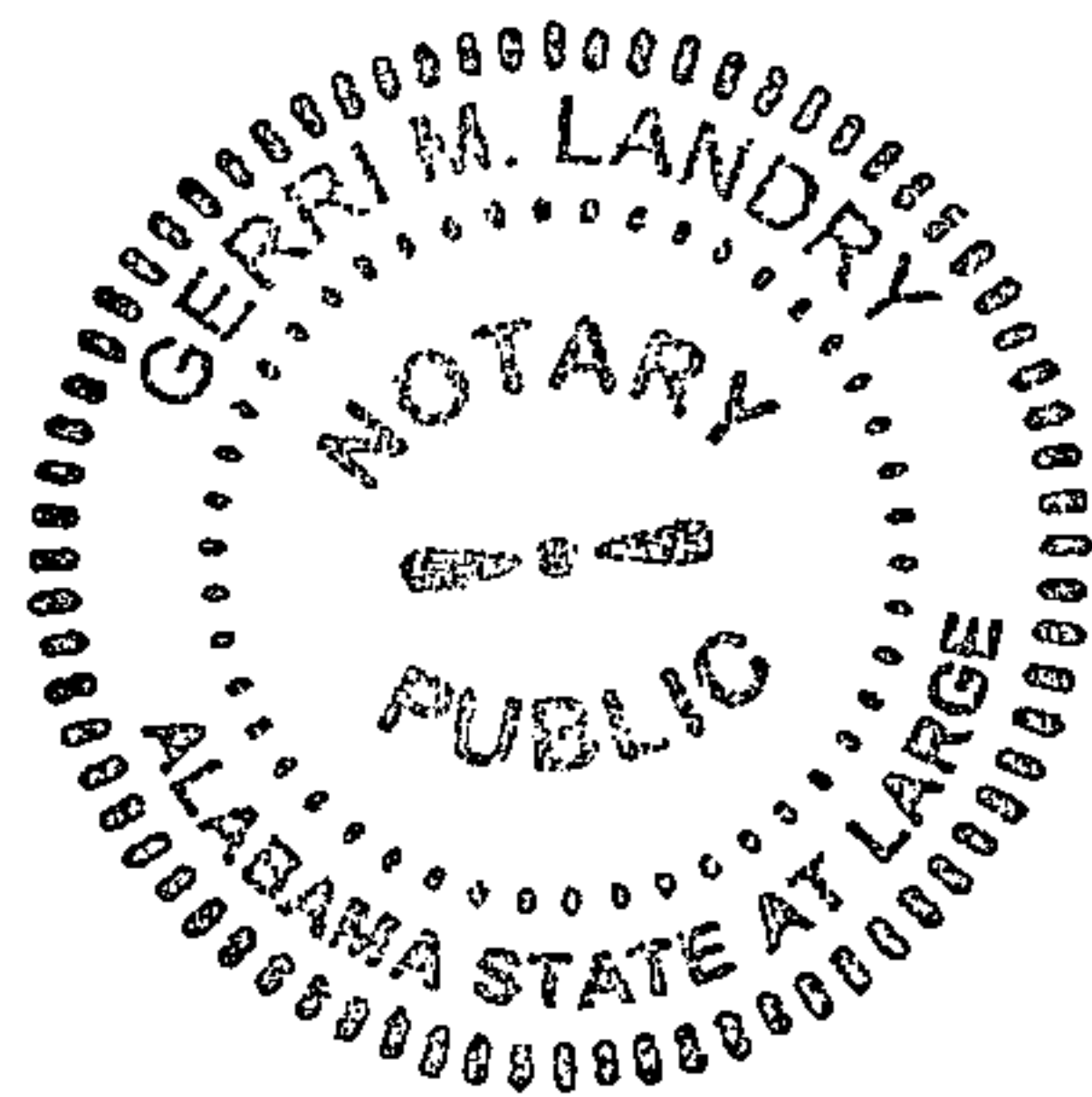
**IN WITNESS WHEREOF**, the said **Latricia Howze**, as **Executor and Personal Representative under power of the Last Will and Testament of J. C. Manasco**, deceased, sets her hand and seal on this, the 6<sup>th</sup> day of October, 2022.

  
**Latricia Howze, in her capacity as Executor  
and Personal Representative over the Estate of  
J. C. Manasco, deceased.**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Latricia Howze**, who is named as Executor and Personal Representative over the Estate of **J. C. Manasco**, deceased, and whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that being informed of the contents of said deed, she, as Executor, executed the same voluntarily and as provided by the powers conveyed on her by the Probate Court of Shelby County, Alabama, and pursuant to the terms of the **Last Will and Testament of J. C. Manasco, deceased**.

Given under my hand this, the 6<sup>th</sup> day of October, 2022.



*Gerrit M. Landry*  
NOTARY PUBLIC  
My Commission Expires: 8/24/2023

GRANTEES' ADDRESS:

Drafted by:  
Dale Rouse Waid  
Attorney at Law  
P. O. Box 1290  
Clanton, Alabama 35046  
205-755-7887



# Real Estate Sales Validation Form

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



20221006000382400 3/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/06/2022 02:51:18 PM FILED/CERT

Grantor's Name Latricia Howze  
Mailing Address 590 County Rd 195  
Clanton, AL 35046

Grantee's Name Latricia Howze  
Mailing Address 590 County Rd 195  
Clanton, AL 35046

Property Address 2121 15<sup>th</sup> St  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 83,480

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 10-6-2022

Print Latricia Howze

Unattested

Sign Latricia Howze

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1