

PREPARED WITHOUT TITLE OR OPINION

This instrument prepared by:
Maurine C. Evans
The Evans Law Firm, P.C.
1736 Oxmoor Road, Suite 101
Birmingham, Alabama 35209

Send Tax Notice To:

609 9th St SW
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED

**This Deed reflects the transfer of ownership to the Grantee in accordance
with the probate of the Estate of JANE S. BRADY, Deceased
Case No. PR-2022-000170 Shelby County, Alabama**

THIS DEED is made this 21 th day of October, 2022, by the undersigned Jessica Glass, as the duly appointed Administrator of the Estate of Jane S. Brady, Deceased (referred to herein as "Grantor") to Jessica Glass, individually, who is the only heir of Jane S. Brady (referred to herein as "Grantees"), as follows:

RECITALS:

1. Jane S. Brady (referred to herein as "Decedent") died intestate on August 24, 2021, and the administration of Decedent's estate was commenced in the Probate Court of Shelby County, Alabama, having been assigned Case #PR-2022-000170 (referred to herein as "Decedent's Estate"). The said Probate Court issued Letters of Administration to Grantor authorizing Grantor to act for and on behalf of the Decedent's Estate.
2. Decedent's estate owned said property.
3. Pursuant to the requirements to finalize settlement of Jane S. Brady's Estate, Grantor is executing this Deed.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Grantor hereby grants, bargains, sells and conveys to Jessica Glass the following described real property situated in Jefferson County, Alabama, together with any buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto, to-wit:

A part of Lot 5 of Block 1 of Fall Acres Subdivision as recorded in Map Book 4, page 36 in Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of Lot 1; thence run Westerly along the south boundary of Lot 1 of said Block 1 for 150 feet to the sw corner of Lot 1; thence turn an angle of 89 deg. 35' to the left and run southerly 100 feet to a point on the south boundary of Lot 5 of Block 1; thence turn an angle of 90 deg. 25' to the left and run Easterly along the South boundary of Lot 5 of Block 1 for 150 feet; thence turn an angle of 89 deg. 35' to the left and run Northerly 100 feet to the point of beginning.

SUBJECT TO: Right of way to Shelby County recorded in Probate Office of Shelby County, Alabama in Deed Book 72, page 538; pipeline permit to Southern Natural Gas Co. Recorded in said Probate Office in deed Book 90, page 445; pipe-line easement to Plantation pipeline Co. Recorded in Deed Book 112, page 364, and Deed Book 113, page 364; transmission line permits to Alabama Power Co. Recorded in Deed Book 171, page 36, and Deed Book 207, page 656.

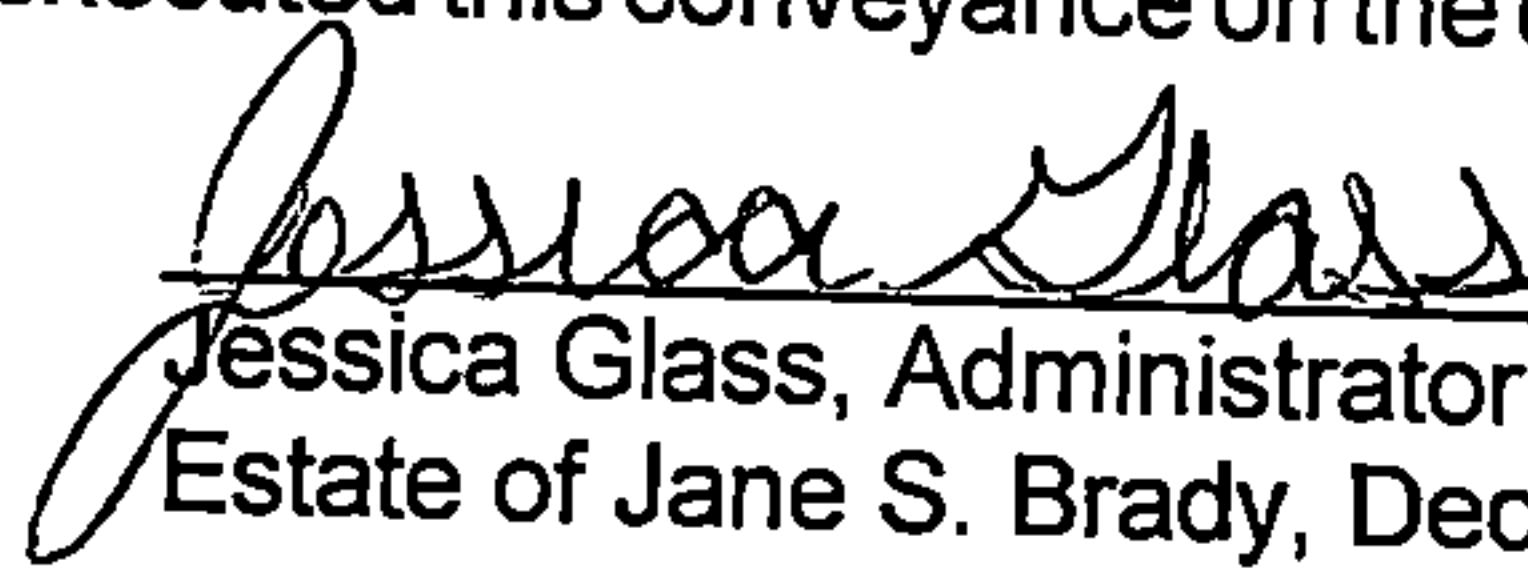
TO HAVE AND TO HOLD to the Grantee, and Grantee's heirs, successors and assigns forever. No representations or warranties are made by Grantor, except that Grantor represents that Grantor has not encumbered the property during the time in which Grantor has held the property. This instrument is executed



20221031000407150 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/31/2022 11:35:45 AM FILED/CERT

by Grantor solely in Grantor's representative capacity and not by Grantor individually. Neither this instrument nor anything contained herein or otherwise shall be construed as creating any indebtedness or obligation on the part of Grantor individually. Grantor expressly limits Grantor's liability hereunder solely to the assets Grantor receives and holds in Grantor's capacity as said Personal Representative.

IN WITNESS WHEREOF, Grantor has executed this conveyance on the day and year first above written.




Jessica Glass, Administrator of the
Estate of Jane S. Brady, Deceased

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Glass, whose name as Administrator of the Estate of Jane S. Brady, Deceased, 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 said instrument, she, as such Personal Representative and with full authority pursuant to Court Order, executed the same voluntarily in his said capacity on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2022.



Notary Public
My Commission Expires: 10/17/25

(SEAL)

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 Jane S. Brady
Mailing Address 609 9th St. SW
Alabaster, AL 35007

Grantee's Name Jessica Glass
Mailing Address 609 9th St. SW
Alabaster, AL 35007

Property Address 609 9th St. SW
Alabaster, AL 35007

Date of Sale October 21, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 48,750

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 Assessor

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 Oct. 21, 2022

Print Maurine C. Evans Attorney for Jessica Glass, Estate Administrator

☐ Unattested

20221031000407150 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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Sign Maurine C. Evans

(Grantor/Grantee/Owner/Agent) circle one