



20221215000452470 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/15/2022 01:40:31 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Connie Strong
78 Quincy Lane
Montevallo, AL 35115

ADMINISTRATRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that pursuant to the court Order of the Probate Court of Shelby County, Alabama dated 09/23/2022, and that in consideration of the sum of One Hundred Two Thousand Eight Hundred Dollars and 00/100, (\$ 102,800.00), the receipt of sufficiency of which are hereby acknowledged, that **Connie Strong, the Administratrix of the Estate of Mary Ethel Taff, a deceased person, having died intestate on or about 23 February, 2021, out a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2021-664,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Connie Strong,** hereinafter known as the GRANTEE;

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 12, Township 22 South, Range 3 West, located in Shelby County, Alabama and proceed South 86 deg. 59 min. 12 sec. East for 610.00 feet; Thence turn left and run North 00 deg. 37 min. 48 sec. East for 764.17 feet to a point; Thence turn right and run North 89 deg. 31 min. 58 sec. East for 266.71 feet to the Point of Beginning of the property herein described; Thence continue the last described course for a distance of 208.71 feet; Thence turn left and proceed North 00 deg. 28 min. 02 sec. West for 208.71 feet; Thence turn left and proceed South 89 deg. 31 min. 58 sec. West for 208.71 feet; Thence turn left and proceed South 00 deg. 28 min. 02 sec. East for 208.71 feet back to the Point of Beginning of said parcel described herein, containing one (1) acres, more or less, and being located in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office as Instrument # 1994-25116. This instrument was prepared without the benefit of a title search or survey.


TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.



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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 10 Day of November, 2022.

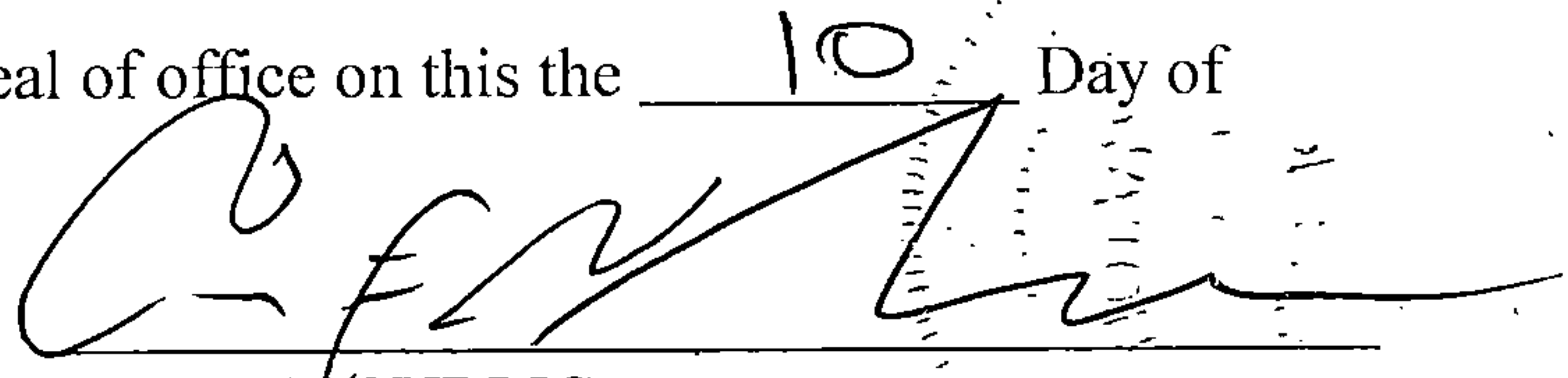


**Connie Strong, as Administratrix of the
Estate of Mary Ethel Taff, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2021-664**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Connie Strong, as Administratrix of the Estate of Mary Ethel Taff, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10 Day of November, 2022.



NOTARY PUBLIC
My Commission Expires: 28 February, 2022

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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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 Mary Edna Tall
 Mailing Address 78 Quincy Ln
Montevallo AL 35115

Grantee's Name Connie Strong
 Mailing Address 78 Quincy Ln
Montevallo AL 35115

Property Address 78 Quincy Ln
Montevallo AL 35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 102,800.00

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 Value

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 12/15/2022

Print Connie M. Strong

Unattested

(verified by)

Sign

Connie M. Strong
 (Grantor/Grantee/Owner/Agent) circle one