



STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notice To:
Dominic Baldone
961 Spring Garden Street
Pelham, AL 35124

PERSONAL REPRESENTATIVE'S DEED

WHEREAS Charles F. Baldone (the "Decedent") died testate on May 16, 2020, and at the time of his death the Decedent owned certain property in Shelby County, Alabama; and

WHEREAS the Decedent's Last Will and Testament (the "Will") was filed of record in the Probate Court of Shelby County, Alabama under Case No. PR-2020-000451; and

WHEREAS Frank Christopher Baldone and Dominic Charles Baldone were duly appointed as personal representatives of the Estate of Charles F. Baldone, deceased, and they are presently serving in such capacity; and

WHEREAS the Decedent's spouse, Rita Baldone, did not survive the Decedent and, under the Decedent's Will, title to the Property was devised to the Decedent's child, Dominic Charles Baldone (the "Beneficiary"); and

NOW, THEREFORE in order to carry out the provisions of the Decedent's Will, and in consideration of the above and Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, Frank Christopher Baldone and Dominic Charles Baldone (herein referred to as Grantors), as personal representatives of the Estate of Charles F. Baldone deceased, in hand paid by said Beneficiary, the receipt and sufficiency of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto said Beneficiary all of their right, title and interest in and to the following described property lying and being in Shelby County, Alabama to-wit:

Lot 26, according to the Survey of Sector Two, Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, rights-of-way, limitation, if any, of record or visible on the ground; and taxes for the current year and all subsequent years.

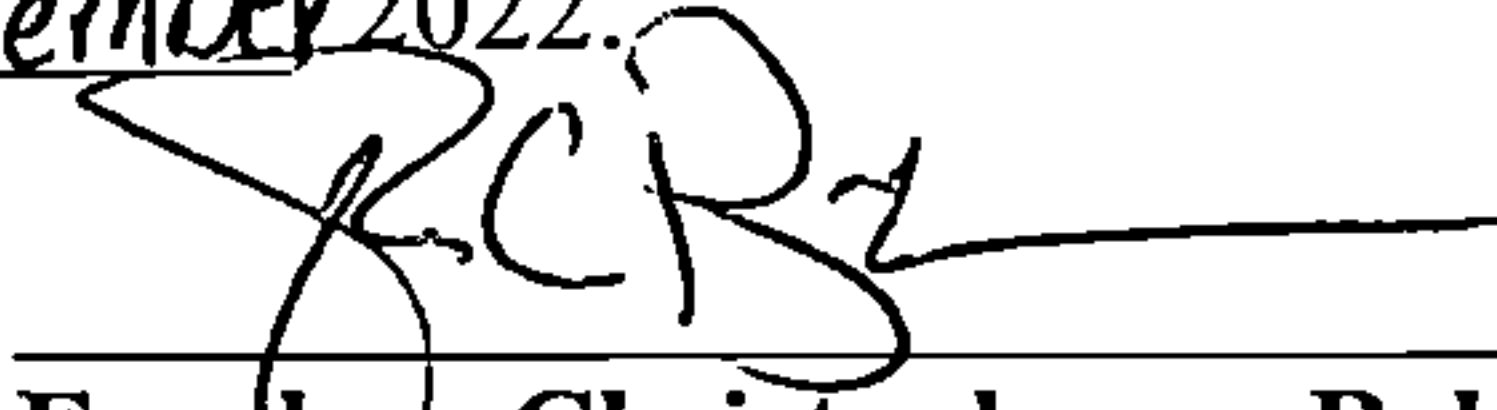
TO HAVE AND TO HOLD, unto said Beneficiary, together with his successors and assigns forever. The Grantors, as personal representatives, do hereby warrant and agree to defend title to the property described herein unto the said Beneficiary, his successors and assigns forever against the lawful claims of all persons claiming by, through or under the Grantors, as personal representatives, but not otherwise. There is no other warranty of title made by the Grantors. This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity and the Grantors expressly limit their liability to the representative capacity named above.

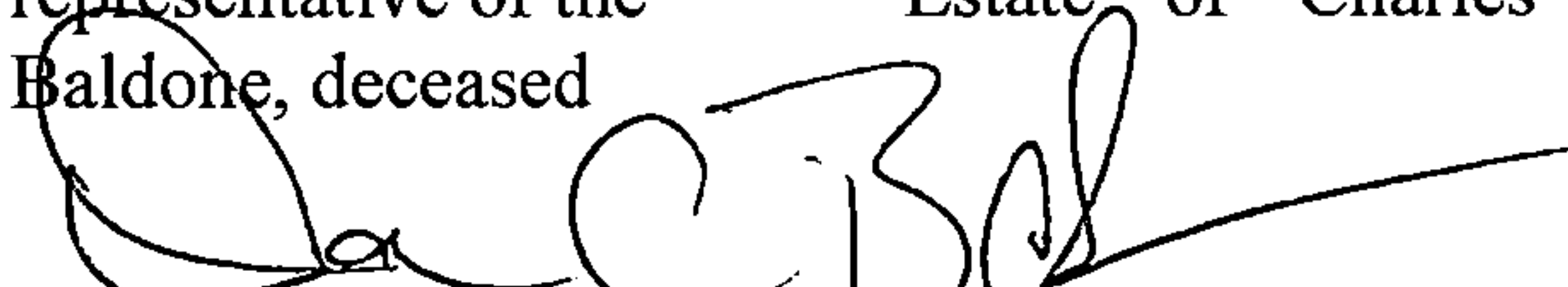
The property is conveyed in its "as is" condition, and Grantors do not make any covenants, warranties or representation as to the condition or state of such real estate whatsoever. Without limitation of the foregoing, Grantors specifically disclaim any express or implied covenant, warranties or representations (i) as to the past, present or future existence of any toxic substances or hazardous wastes on or under the property or the improvements located thereon, (ii) as to the compliance by the property or the use thereof with any applicable building or zoning codes or other land use regulations, any applicable environment laws or regulations, or any other applicable laws or regulations, or (iii) of fitness for a particular purpose or of habitability of the Lands.



20230111000009770 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/11/2023 02:32:45 PM FILED/CERT

IN WITNESS WHEREOF, Frank Christopher Baldone and Dominic Charles Baldone, have executed this instrument on this 9th day of December, 2022.

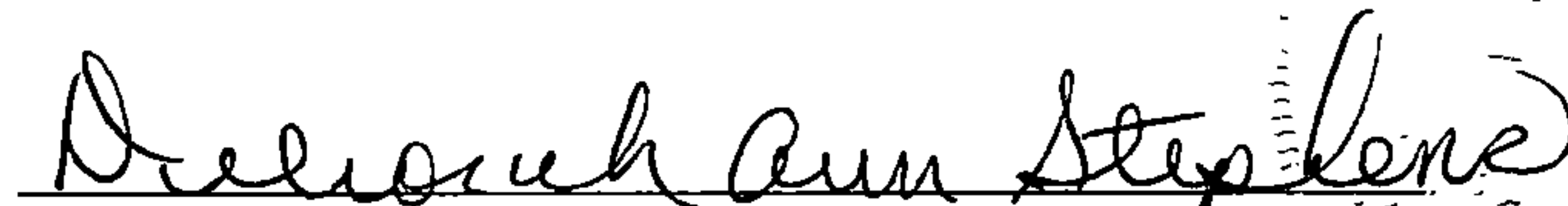

Frank Christopher Baldone, as personal representative of the Estate of Charles F. Baldone, deceased


Dominic Charles Baldone, as personal representative of the Estate of Charles F. Baldone, deceased

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Frank Christopher Baldone**, whose name is signed to the foregoing conveyance as personal representative of the Estate of Charles F. Baldone, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as personal representative, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 9th day of December, 2022.


Notary Public
My Commission Expires: 8/7/24

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Dominic Charles Baldone**, whose name is signed to the foregoing conveyance as personal representative of the Estate of Charles F. Baldone, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2022.


Notary Public
My Commission Expires: 8/7/24

This Instrument Prepared (without benefit of a title search or survey) By:

James W. Porter, II
Porter, Porter & Hassinger, P.C.
880 Montclair Road, Suite 175
Birmingham, AL 35213



20230111000009770 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
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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 Estate of Charles F. Baldone
Mailing Address 2127 Springhouse Road SE
Huntsville, Alabama 35802

Grantee's Name Dominic Charles Baldone
Mailing Address 961 Spring Garden Street
Pelham, Alabama 35124

Property Address 961 Spring Garden Street
Pelham, Alabama 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$410,360

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 Assessor's Market 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 12/9/22

Print Dominic C Baldone

☐ Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1