

Parcel I.D. #:

Send Tax Notice To: Chris Fancher
2605 Vixen Street
Helena, AL 35080



20230223000049320 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
02/23/2023 12:34:30 PM FILED/CERT

EXECUTOR'S DEED

- Joint Tenancy with Right of Survivorship -

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Eighty-One Thousand Three Hundred Seventy Dollars and 00/100, (\$ 81,370.00), the receipt of sufficiency of which are hereby acknowledged, that **Christopher Sam Fancher, as Executor of the Estate of Jane L. Fancher , a deceased person, having died testate on or about 27 July, 2012, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2012-739, and who is also the son of Sam Fancher, a deceased person, having died intestate on or about 27 August, 2007, without any estate being probate,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Christopher Sam Fancher and Donna Fancher, a married couple,** hereinafter known as the GRANTEE;

Lot 6 and 7, according to First Addition to R. E. Whaley Subdivision of the Town of Mayelen, Alabama, as shown by plat recorded in Map Book 3, page 120 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Right-of-way granted to Shelby County by instrument recorded in Deed Book 152, page 174 and Deed Book 152, page 330 in Probate Office of Shelby County, Alabama. Mineral and Mining rights if not owned by Grantor.

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

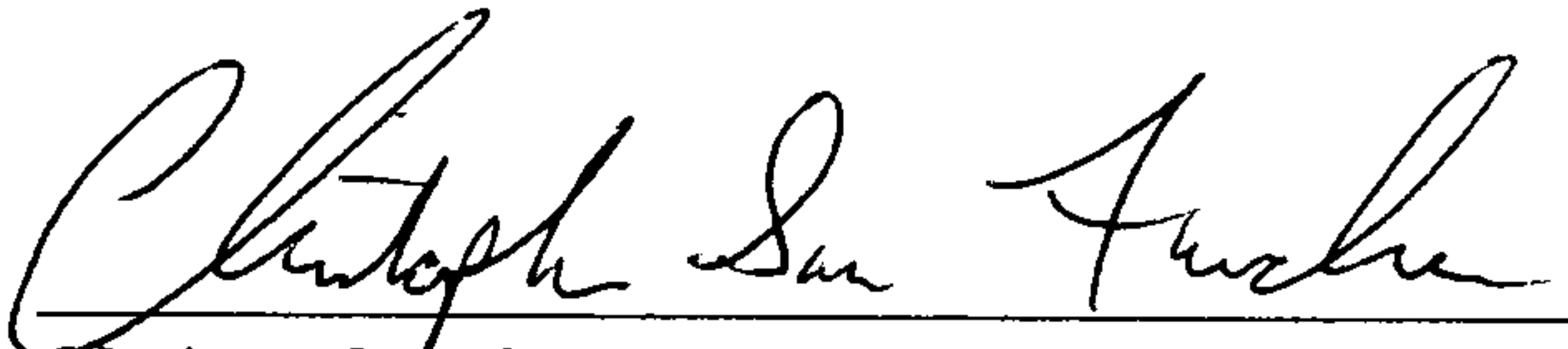
Said legal description herein was taken from that certain Instrument recorded in the Shelby

County, AL, Judge of Probate's Office in Book 239, Page 48. This instrument was prepared without the benefit of a title search or survey.

TO HAVE and TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

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.

19 IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 19 Day of FEB., 2023.


**Christopher Sam Fancher, as Executor of the
Estate of Jane L. Fancher, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2012-739**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Christopher Sam Fancher, as Executor of the Estate of Jane L. Fancher, 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 17 Day of
Feb., 2023.

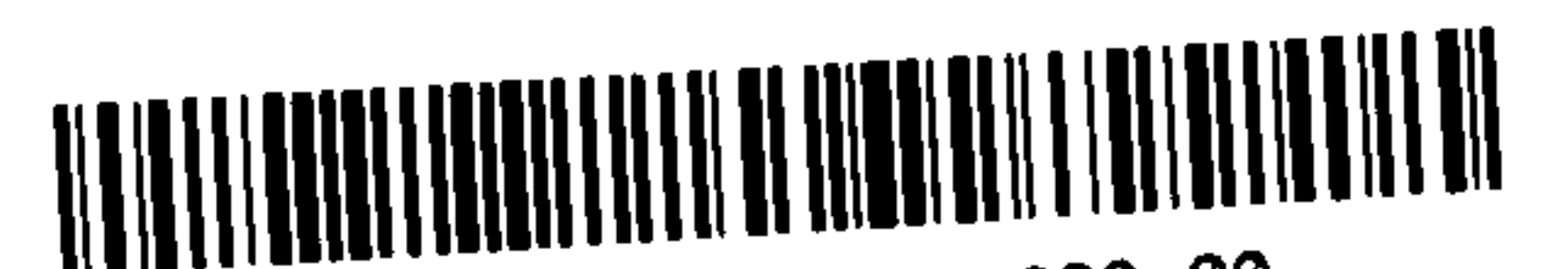


NOTARY PUBLIC

My Commission Expires: 28 February, 2024

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	<u>Est. of Jane Fancher</u>	Grantee's Name	<u>Chris Fancher</u>
Mailing Address	<u>2605 Vixen St.</u> <u>Helen, AL 35020</u>	Mailing Address	<u>2605 Vixen St.</u> <u>Helen, AL 35020</u>
Property Address	<u>10633 Hwy. 17 S.</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>2/17/23</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>81,370.-</u>

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	☐ Appraisal
☐ Sales Contract	☒ Other <u>Tax Records per will</u>
☐ Closing Statement	

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 2/17/23

Unattested

(verified by)

Print Christopher Sam Fancher

Sign Chris Sam Fancher
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1