

Send Notice to:

CarJen Rentals LLC  
1008 Locksley Circle  
Birmingham, Alabama 35242

This instrument prepared by:

Ellis, Head, Owens, Justice & Arnold  
Attorneys at Law  
Columbiana, Alabama 35051



20230403000091640 1/4 \$149.50  
Shelby Cnty Judge of Probate, AL  
04/03/2023 11:45:33 AM FILED/CERT

**DEED OF PERSONAL REPRESENTATIVE**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Michael Ray Scogin died intestate on or about August 29, 2022, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered an Order Granting Letters of Administration on September 20, 2022, and issued Letters of Administration on said date to Michael Denver McCool in Case No. PR-2022-000879, and

WHEREAS, Michael Denver McCool was duly and properly appointed as Personal Representative of the Estate of Michael Ray Scogin, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Michael Ray Scogin, deceased, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered an Order Approving Sale of Real Property in the Estate of Michael Ray Scogin, deceased, on March 21, 2023, granting the Petition for Approval of Sale of Real Property to CarJen Rentals LLC, and

WHEREAS, the purpose of this deed is to comply with the Probate Court Order Approving Sale of Real Property which granted the Petition for sale of said real property.

NOW, THEREFORE, in consideration of the premises, and compliance with the Order Approving Sale of Real Property, and the authority granted to the undersigned Personal Representative of the Estate of Michael Ray Scogin, deceased, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned Grantor by the Grantee, the receipt whereof is hereby acknowledged, I, the undersigned Michael Denver McCool, as Personal Representative of the Estate of Michael Ray Scogin, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto CarJen Rentals LLC (herein



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referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

**Lot 38 according to the Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, page 18, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Right of way granted to Alabama Power Company as recorded in Real Book 59, page 380.**
- 2. Restrictions as recorded in Real Book 12, page 548.**
- 3. Easement granted to Alabama Power Company as recorded in Real Book 12, page 549.**

Michael Ray Scogin, deceased, is one and the same person as Michael R. Scogin as shown in the deed recorded as Instrument No. 20200407000134940 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, CarJen Rentals LLC, its successors and assigns forever.

And I do, as Personal Representative of the Estate of Michael Ray Scogin, deceased, covenant with the said Grantee, its successors and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3  
day of April, 2023.

ESTATE OF MICHAEL RAY SCOGIN, deceased

By: Michael Denver McCool PR

Michael Denver McCool, as Personal Representative of the Estate of Michael Ray Scogin, deceased

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Michael Denver McCool, whose name as Personal Representative of the Estate of Michael Ray Scogin, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April,  
2023.

Kim M. Jordan

Notary Public

My commission Expires: 1-4-2027



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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>Estate of Michael Ray Scogin,</u>
Mailing Address	<u>deceased, by its Personal</u>
	<u>Representative, Michael Denver</u>
	<u>McCool, 1008 Locksley Circle</u>
	<u>Birmingham, AL 35242</u>

Property Address 1620 King James Drive  
Alabaster, AL 35007

Grantee's Name CarJen Rentals LLC  
Mailing Address 1008 Locksley Circle  
Birmingham, AL 35242

Date of Sale April 3, 2023  
Total Purchase Price \$   
or  
Actual Value \$ 2023040300091640 4/4 \$149.50  
or \$ Shelby Cnty Judge of Probate, AL  
04/03/2023 11:45:33 AM FILED/CERT  
Assessor's Market Value \$ 118,070.00

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      Property Tax Commissioner

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 4-3-2023

Print Michael Denver McCool

Unattested

Kim M. Faust  
(verified by)

Sign Michael Ray Sencion 1/20/01  
(Grantor/Grantee/Owner/Agent) circle one  
as Personal Representative of the Form RT-1  
Estate of Michael Ray Sencion, deceased