

PERSONAL REPRESENTATIVE’S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Richard Wells McCardle
5072 Pinehurst Terrace
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Tinker Wells McCardle, died on or about March 11, 2022 intestate. The Shelby County Alabama Probate Court, (Case Number PR-2022-000433) issued “Letters of Administration on May 12, 2022 appointing Michael Wayne McCardle as the Personal Representative of the estate of Tinker Wells McCardle. More than six months has elapsed since the issuance of the Letters of Administration, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent’s estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Michael Wayne McCardle, in his capacity as the duly appointed Personal Representative of the Estate of Tinker Wells McCardle, (Shelby County Alabama Probate Case Number PR-2022-000433), (hereinafter referred to as GRANTOR) does convey unto Richard Wells McCardle, Elizabeth Earl McDonald, and Michael Wayne McCardle (herein referred to as GRANTEES), as tenants in common, all the rights of Tinker Wells McCardle in the following described real property, situated in the State of Alabama, County of Shelby to wit:

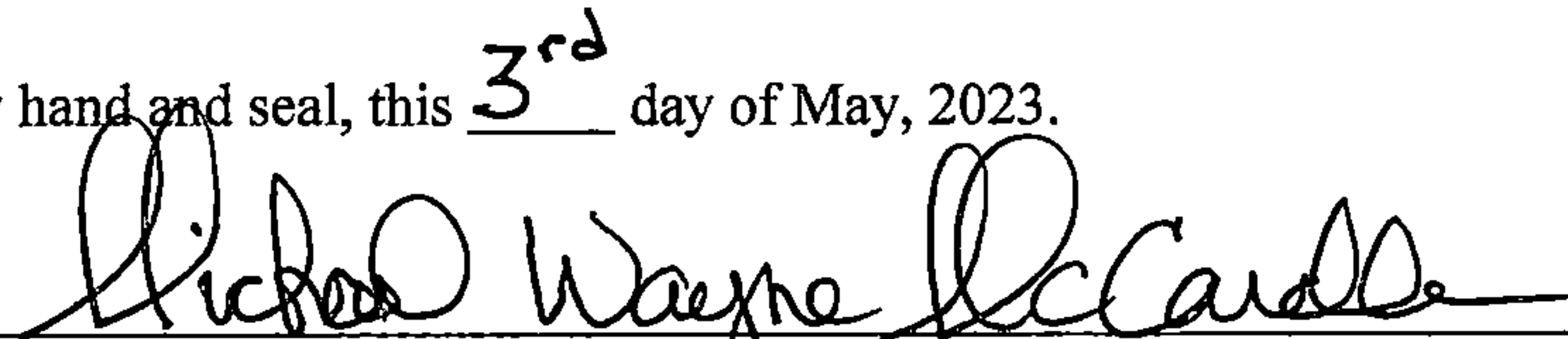
Lot 103 according to the Survey of Southern Pines, Second Sector, as recorded in Map Book 7, Page 12, in the Office of the Probate Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, covenants, conditions, set back lines, right of ways, encumbrances of record, and limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, their heirs and assigns, forever.

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

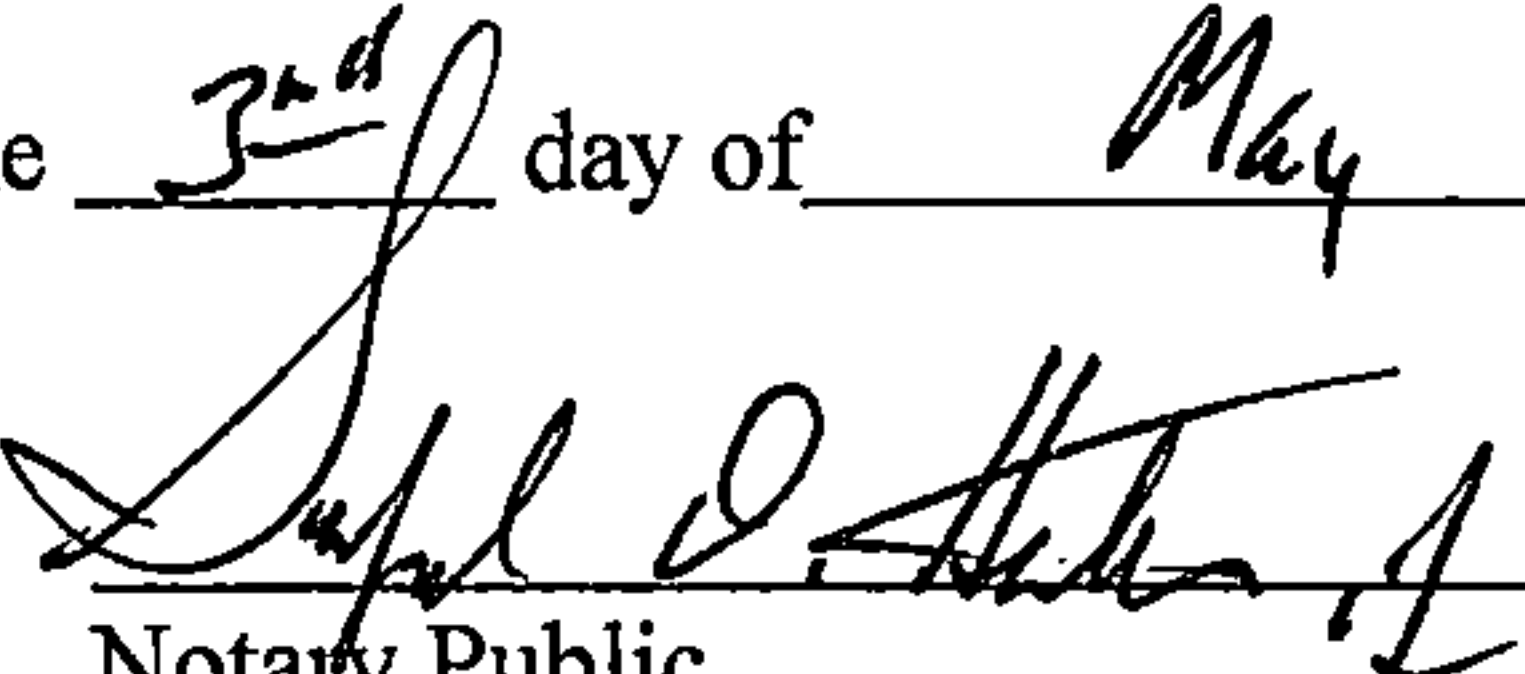


Michael Wayne McCardle, as Personal Representative of
The Estate of Tinker Wells McCardle

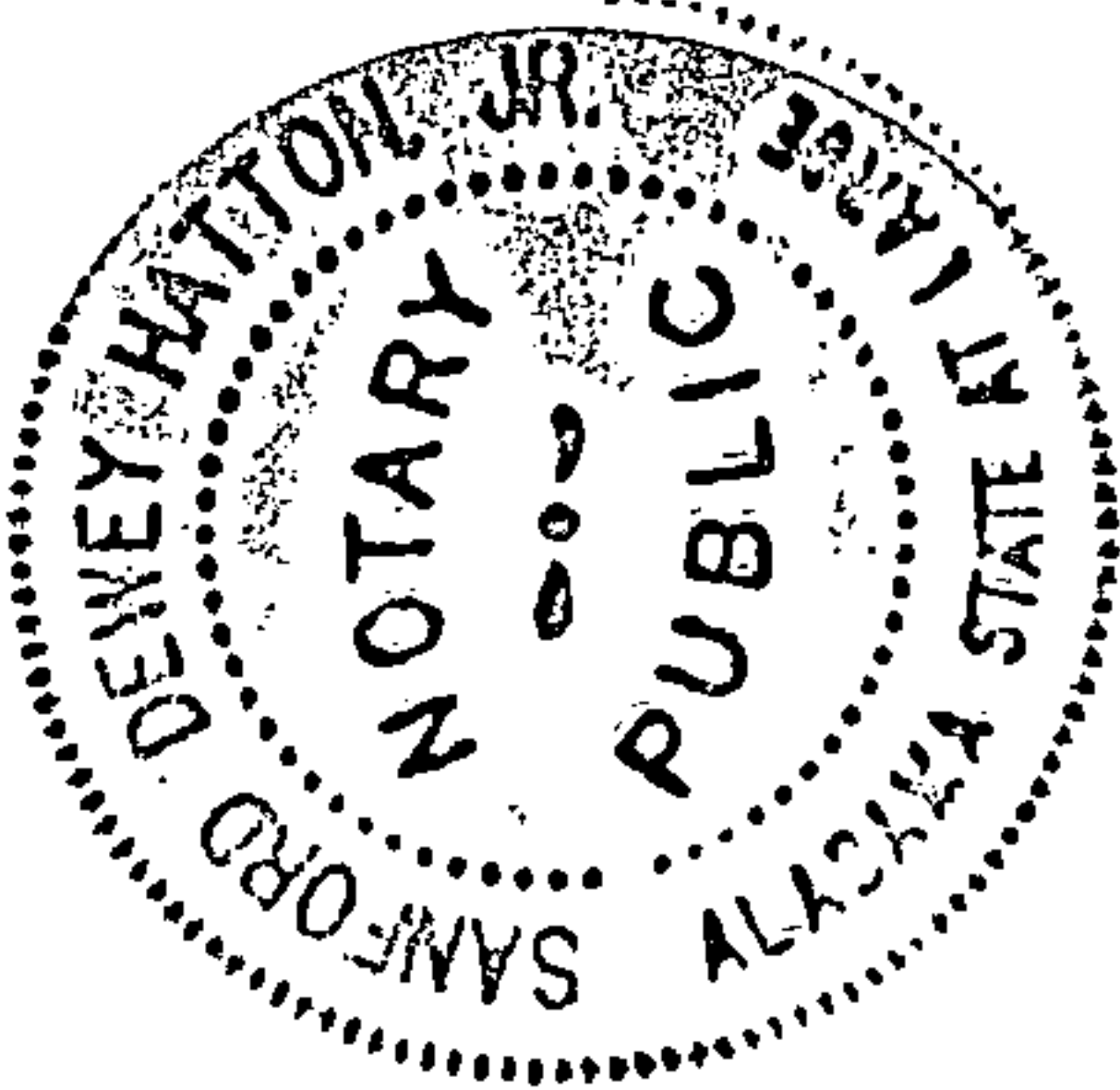
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Sanford D. Hatton, Jr., a Notary Public in and for said County in said State, hereby certify that Michael Wayne McCardle, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Personal Representatives of the Estate of Tinker Wells McCardle, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of May, 2023.



Notary Public
My Commission Expires: 08-26-2024



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 Tinker Wells McCardle

Grantee's Names: Richard Wells McCardle
Elizabeth Earl McDonald
Michael Wayne McCardle

Mailing Address: Michael Wayne McCardle
5072 Pinehurst Terrace
Birmingham, AL 35242

Mailing Address: 5072 Pinehurst Terrace
Birmingham, AL 35242

Property Address: 5072 Pinehurst Terrace
Birmingham, AL 35242

Date of Sale: May 3, 2023

Total Purchase Price: \$ _____
Or

Actual Value: \$ _____
Or

Assessors Market Value: \$232,800.00

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
Shelby County Tax Assessor Valuation

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 recording.

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 evidence 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 estimated 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, Section
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, Section 40-22-1 (h).

Date: May 3, 2023

Print: Michael Wayne McCardle, Personal Representative

☐ Unattested
(verified by)

Sign: Michael Wayne McCardle
(Grantor/Grantee/Owner/Agent) circle one