

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Terrence S. Forman
2076 Eagle Ridge Drive
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **NICOLE SAIA, AS CONSERVATOR OF THE ESTATE OF PAMELA S. BACHMUTH** (herein referred to as Grantor) grant, bargain, sell and convey unto **TERRENCE S. FORMAN** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 26, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A&B, in the Probate Office of Shelby County, Alabama.

A copy of the Court Order granting Conservatorship and authorizing the sale is attached hereto.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$324,022.00 and \$10,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 9th day of May, 2023.

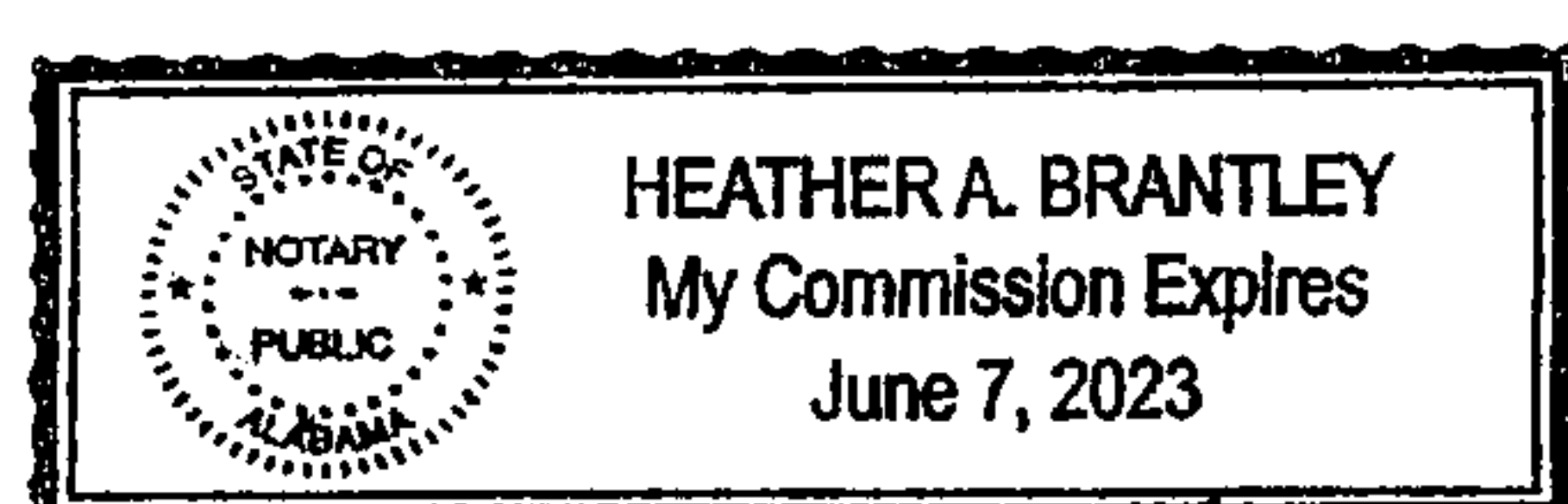
Nicole Saia as Conservator of the
Estate of Pamela S. Bachmuth.
**NICOLE SAIA, as Conservator of the
Estate of Pamela S. Bachmuth**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NICOLE SAIA**, whose name as **Conservator of the Estate of Pamela S. Bachmuth**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such Conservator and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 9th day of May, 2023.



Heather A. Brantley
Notary Public
My Commission Expires: 06/07/2023

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 Pamela S. Bachmuth</u>	Grantee's Name	<u>TERRENCE S. FORMAN</u>
Mailing Address	<u>1 Independence Drive</u> <u>Suite 305, Birmingham, AL 35209</u>	Mailing Address	<u>2076 Eagle Ridge Drive</u> <u>Birmingham, AL 35242</u>
Property Address	<u>2076 Eagle Ridge Drive</u> <u>Birmingham, AL 35242</u> _____	Date of Sale	<u>May 9, 2023</u>
		Total Purchase Price \$	<u>330,000.00</u>
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	_____

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
<u>X</u>	Sales Contract	_____	Other _____
<u>X</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.

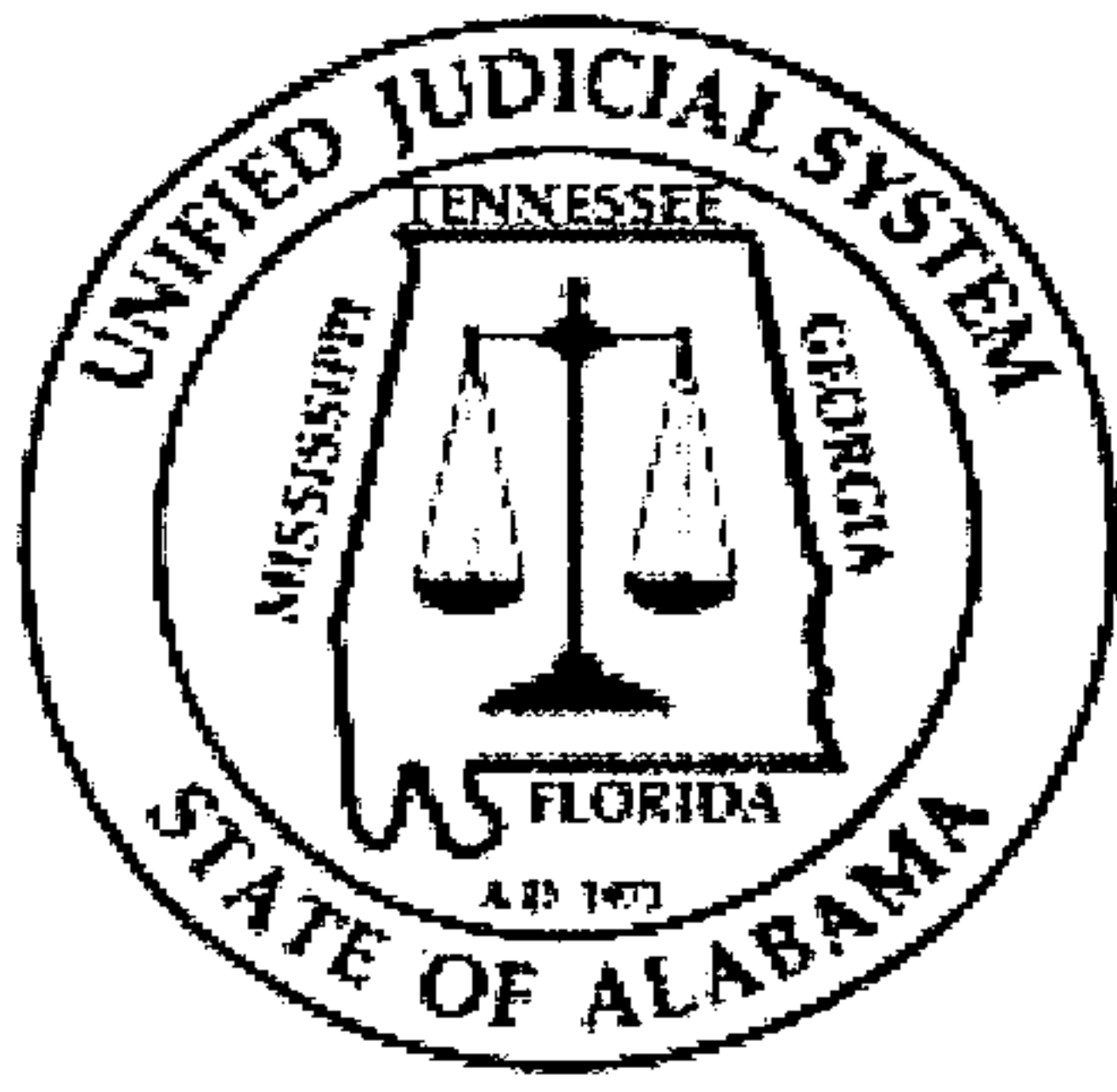
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	<u>May 9, 2023</u>	Print	<u>B. CHRISTOPHER BATTLES</u>
_____	Unattested _____ (verified by)	Sign	 (Grantor/Grantee/Owner/ Agent) circle one



AlaFile E-Notice

58-CV-2022-900549.00

Judge: LARA M ALVIS

To: SMITH VICKI NANETTE
vsmith@shelbycountylaw.com

NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA DHR V. PAMELA BACHMUTH ET AL
58-CV-2022-900549.00

The following matter was FILED on 12/15/2022 9:55:13 AM

Notice Date: 12/15/2022 9:55:13 AM

MARY HARRIS
CIRCUIT COURT CLERK
SHELBY COUNTY, ALABAMA
POST OFFICE BOX 1810
112 NORTH MAIN STREET
COLUMBIANA, AL, 35051

205-669-3760
mary.harris@alacourt.gov



ELECTRONICALLY FILED
12/15/2022 9:55 AM
58-CV-2022-900549.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

**IN RE: THE MATTER OF
PAMELA BACHMUTH
DOB: 10.28.1953**

**An Adult in Need of
Protective Services**

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)
)
)

Case No. CV-2022-900519

900549 (28)

ORDER

This matter having come to Court on November 22, 2022, for a Hearing on the Petition for Emergency Protective Services, Protective Placement, and Appointment of Guardian and Conservator filed by the Shelby County Department of Human Resources (hereinafter the "Department"). Appearing were Counsel for the Department, Hon. Jason Bonar; Adult Protective Service Supervisor Star Pope; Guardian Ad Litem Hon. Vicki Smith.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as FOLLOWS:

1. That Pamela Bachmuth remains an adult in need of protective services as she is incapable of making competent daily decisions for herself and is in need of 24/7 care.
2. That the Honorable Vicki Smith remains Guardian ad Litem.
3. That the Honorable Nicole Saia is appointed as Conservator.
4. That Ms. Buchmuth's daughters Lindsey Jones and Morgan Jones-Johnston are appointed as Co-Guardians.
5. That this matter is reset for review on January 5, 2023 at 9:00 a.m. for a Review.

DONE this 22nd day of November, 2022.

LARA M. ALVIS
CIRCUIT JUDGE



AlaFile E-Notice

58-CV-2022-900549.00

Judge: LARA M ALVIS

To: SAIA NICOLE ROMANO
nicole@nicolesaia.com

NOTICE OF COURT ACTION

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA DHR V. PAMELA BACHMUTH ET AL
58-CV-2022-900549.00

A court action was entered in the above case on 4/10/2023 2:38:05 PM

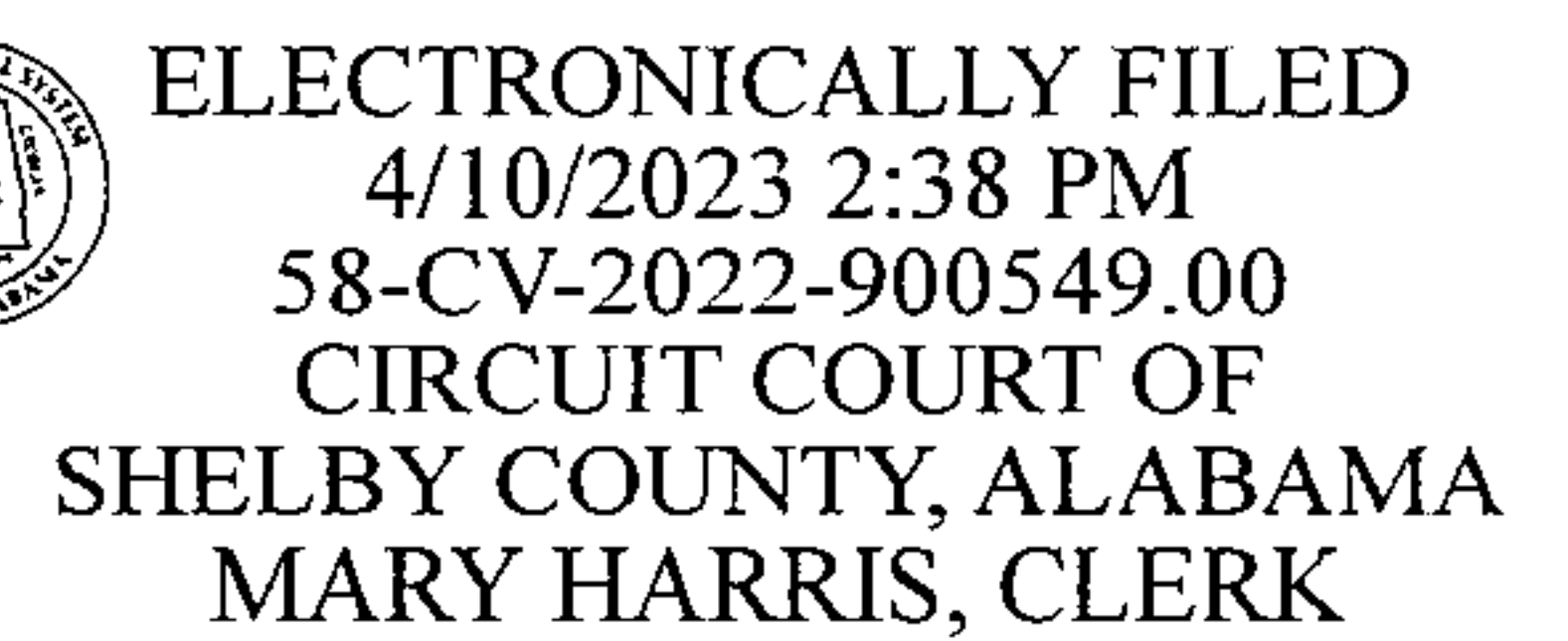
ORDER

[Filer:]

Disposition: GRANTED
Judge: LMA
Notice Date: 4/10/2023 2:38:05 PM

MARY HARRIS
CIRCUIT COURT CLERK
SHELBY COUNTY, ALABAMA
POST OFFICE BOX 1810
112 NORTH MAIN STREET
COLUMBIANA, AL, 35051

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mary.harris@alacourt.gov



Allie S. Bayal