



20230615000190040 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
06/15/2023 02:43:11 PM FILED/CERT

Parcel I.D. #: 35-2-03-4-001-001.001

Send Tax Notice To: Carol Killingsworth  
2537 16<sup>th</sup> Street  
Calera, AL 35040

## EXECUTRIX'S DEED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Brian Joel Killingsworth, (Shelby County Probate case # PR-2022-1111) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Pamela K. Bolton, as Executrix of the Estate of Brian Joel Killingsworth, a deceased person, having died testate on or about 14 November, 2022, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2022-1111,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Carol Killingsworth**, hereinafter known as the GRANTEE;

*A tract of land situated in the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4-1/4 Section, 63.27 feet to the Point of Beginning; Thence continue along last described course 175.00 feet; Thence right 89 degrees 29 minutes 51 seconds and run 291.86 feet; Thence right 89 degrees 59 minutes 18 seconds and run 174.97 feet; Thence right 90 degrees 00 minutes 17 seconds and 193.43 feet to the Point of Beginning; being situated in Shelby County Alabama.*

*ALSO, a 30 foot wide easement for ingress, egress, utilities and drainage being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4-1/4 Section, 13.26 feet to the Point of Beginning; Thence continue along last described course 50.01 feet; Thence right 89 degrees 29 minutes 27 seconds and run 335.43 feet; Thence right 90 degrees and run 50.00 feet; Thence right 90 degrees and run 335.87 feet to the Point of Beginning; being situated in Shelby County, Alabama. Mineral and mining rights except.*

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



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Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 308, Page 423. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13 Day of June, 2023.

**PAMELA K. BOLTON**, as Executrix of the  
**Estate of Brian Joel Killingsworth, a deceased person**  
**Shelby County, Alabama Probate Court**  
**Case No: PR-2022-1111**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Pamela K. Bolton, as Executrix of the Estate of Brian Joel Killingsworth, 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.



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Given under my hand and official seal of office on this the 13 Day of  
June, 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 (h).

Grantor's Name Est. of BBA Killingsworth Grantee's Name Carol Killingsworth  
Mailing Address 2541 16th St. Mailing Address 2537 16th St.  
Calera, AL 35040 Calera, AL 35040

Property Address 2537 16th St. Date of Sale 6/13/23  
Calera, AL 35040 Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 112,850-

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 Will  
☐ 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 6/13/23

Unattested

(verified by)

Print PAMELA K. BOLTON

Sign Pamela K. Bolton  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1