



20230710000204500 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
07/10/2023 11:52:41 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
P.O. Box 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
Loretta Jo Pritchard
1220 Thompson Road
Alabaster, AL 35007

EXECUTOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Last Will and Testament of **Joseph Loyal Pritchard**, dated August 20, 2004, and pursuant to Letters Testamentary granted to Phillip Joel Pritchard and Loretta Jo Pritchard on October 13, 2022 in Case No.: PR-2022-000952, Shelby County Probate Court, the **Estate of Joseph Loyal Pritchard** by and through **Phillip Joel Pritchard** and **Loretta Jo Pritchard**, in their capacity as Co-Personal Representatives of said estate (hereinafter called "Grantors"), said Grantors hereby **TRANSFER** and **CONVEY** to the **Loretta Jo Pritchard**, in her individual capacity (hereinafter called the "Grantee"), the following described real property, situated in Shelby County, Alabama, to wit:

LOT 2, BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address of Property: 1220 Thompson Road, Alabaster, Alabama 35007

Subject to: All easements, restrictions, liens and rights of way of record.

TO HAVE AND TO HOLD unto said GRANTEE, in fee simple, her heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that the Estate of Joseph Loyal Pritchard, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Estate of Joseph Loyal Pritchard has caused these presents to be executed on this the 7th day of July, 2023.

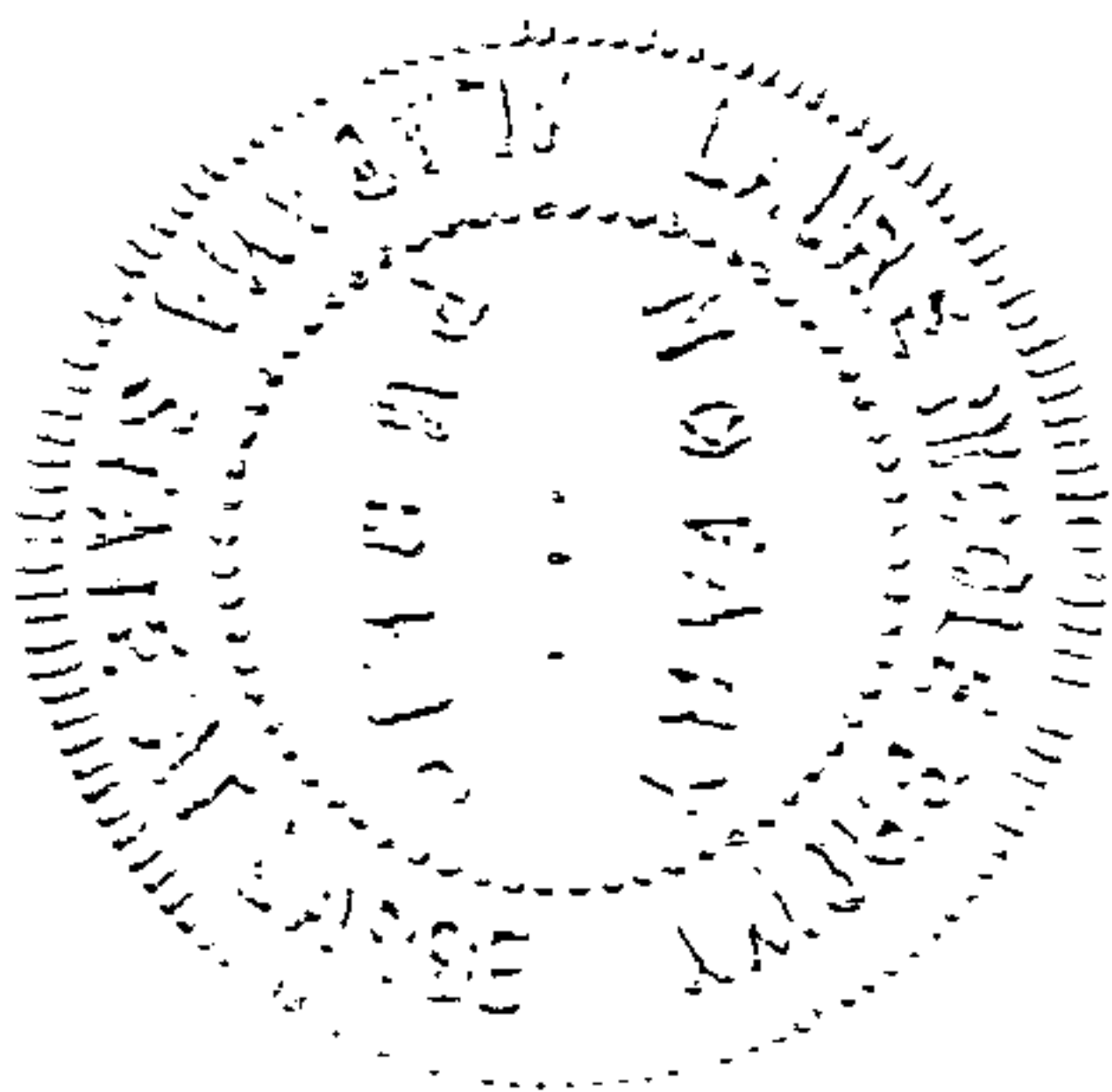
AM

**Phillip Joel Pritchard, Co-Personal Representative
of the Estate of Joseph Loyal Pritchard**

STATE OF ALABAMA)
COUNTY OF SHELBY)

20230710000204500 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in the state of Alabama, hereby certify that PHILLIP JOEL PRITCHARD, Co-Personal Representative of the Estate of Joseph Loyal Pritchard, known to me and whose name is signed to the foregoing, acknowledged before me that, being informed of the contents of the conveyance, he, as Co-Personal Representative, executes the same voluntarily on this 7th day of July, 2023.



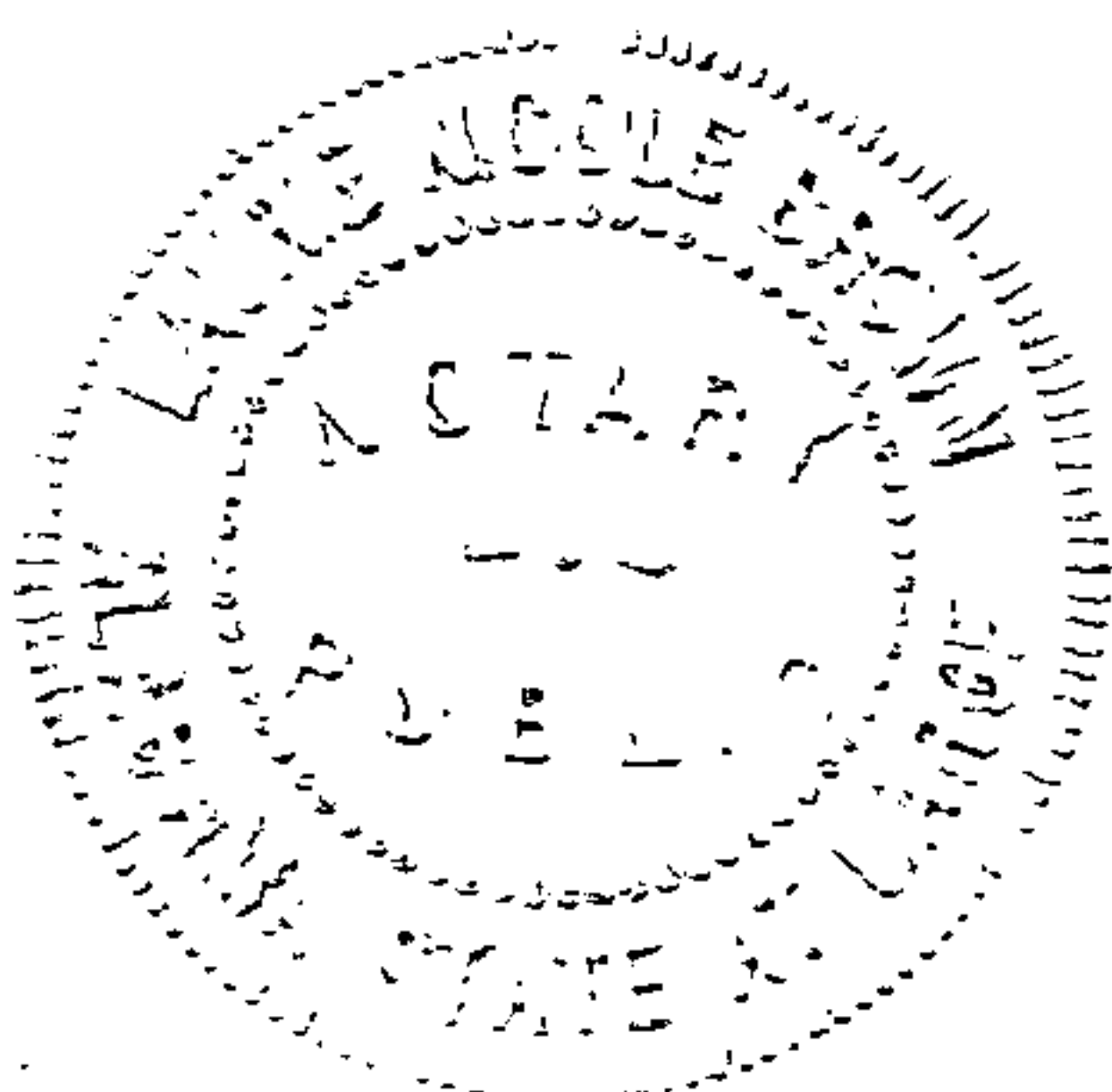
Jamie Nicole Brown
NOTARY PUBLIC
My Commission Expires: April 6, 2025

Loretta Jo Pritchard

**Loretta Jo Pritchard, Co-Personal Representative
of the Estate of Joseph Loyal Pritchard**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in the state of Alabama, hereby certify that LORETTA JO PRITCHARD, Co-Personal Representative of the Estate of Joseph Loyal Pritchard, known to me and whose name is signed to the foregoing, acknowledged before me that, being informed of the contents of the conveyance, she, as Co-Personal Representative, executes the same voluntarily on this 7th day of July, 2023.



Jamie Nicole Brown
NOTARY PUBLIC
My Commission Expires: April 6, 2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Est of Joseph Loyal Pritchard
Mailing Address 1220 Thompson Road
ALABASTER, AL 35007

Grantee's Name Loretha Jo Pritchard
Mailing Address 1220 Thompson Road
ALABASTER, AL 35007

Property Address 1220 Thompson Road
ALABASTER, AL 35007

Date of Sale 7/7/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 183,900.00

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 TAX Assessor

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

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 _____

Print H. Emmanuel Scorzano, Jr.

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one