



20230717000212570 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/17/2023 12:59:19 PM FILED/CERT

Prepared by:

Robert D. Cornelius, Esq.
Cornelius & Talley, PC
1512 Alex Drive
Birmingham, Alabama 35210

Send Tax Notice:

Ashley Lane
5005 Kensington Pl.
Calera, AL 35040

NO TITLE SEARCH HAS BEEN PERFORMED

PERSONAL REPRESENTATIVES WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Dustin Howard Lane, departed this life on August 31, 2021, a resident of Shelby County, State of Alabama having died intestate, his estate was probated according to the laws of the State of Alabama and Letters of Administration were issued in accordance with the laws of the State of Alabama to Ashley Nicole Lane, as Personal Representative by the Probate Court of Shelby County, Alabama on February 9, 2022, Case Number PR-2021-001077;

And,

WHEREAS, Dustin Howard Lane, owned certain real property in Shelby County, Alabama by deed dated the 22nd day of December 2010, the sole owner of the following described real estate to wit:

LEGAL DISCRIPTION:

Lot 110, according to the Survey of Kensington Place, Phase 1, Sector 2, as recorded in Map Book 40, page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Current Recorded Mortgage**
- 2) Ad Valorem taxes for the current year, and subsequent years;**
- 3) Mineral and mining rights and other privileges and immunities relating thereto if any.**

WHEREAS, under the laws of the State of Alabama, the Personal Representative is given full power and authority to dispose of the estate and transfer said real property, and pursuant to the

NOW THEREFORE, pursuant to the Probate of the Estate Dustin Howard Lane, the undersigned Ashley Nicole Lane, as the Personal Representative of the estate, and under the authority vested in her by the laws of the State of Alabama as such Personal Representative, does hereby grant transfer, bargain,



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sell, and convey unto Ashley Nicole Lane, a single woman, in fee simple and absolute, the described real estate situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, and the appurtenances thereunto belonging or in any way appertaining to the said Dustin Howard Lane, his heirs and assigns, in fee simple, forever and as fully and complete in all respects as the undersigned could or ought to convey the same under authority vested by the laws of the State of Alabama.

IN WITNESS WHEREOF, Ashley Nicole Lane, in her capacity as Personal Representative of the Estate of Dustin Howard Lane, has caused this conveyance to be executed in her capacity as the Personal Representative on this the 11 day of May, 2023.

Ashley Nicole Lane, PR
Ashley Nicole Lane Personal Administrator for
the Estate of Dustin Howard Lane

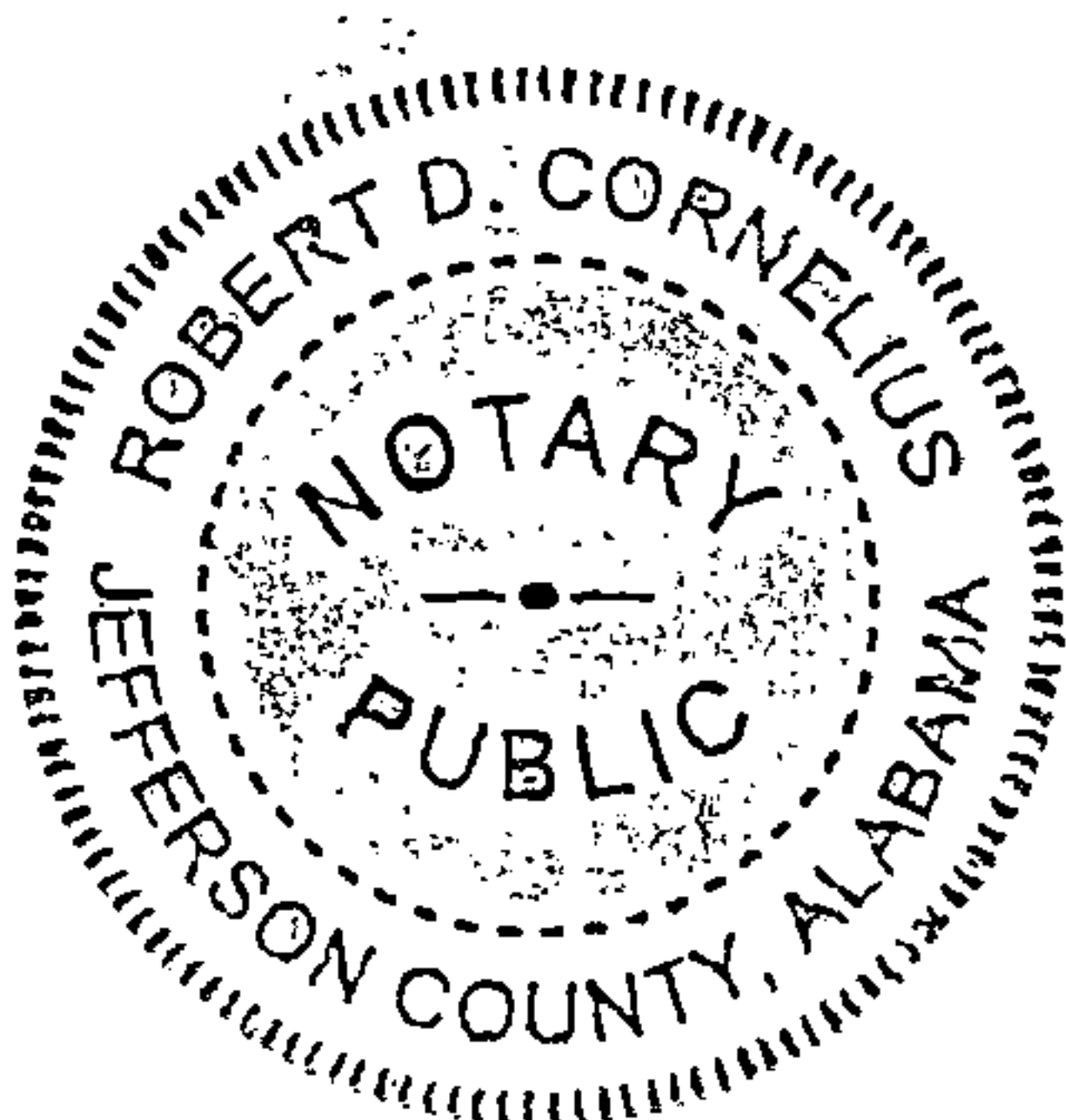
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ashely Nicole Lane**, whose name is signed to the foregoing Personal representative Deed, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same as duly authorized Personal representative of the Estate of Dustin Howard Lane, voluntarily on the day the same bears date. Given under my hand and official seal this 11 day of May, 2023.

Robert D. Cornelius
Notary Public

My Commission Expires June 03, 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
Mailing Address Dustin H. Lane

Grantee's Name Ashley Nicole Lane
Mailing Address 5005 Kensington PL
Calera AL
35040

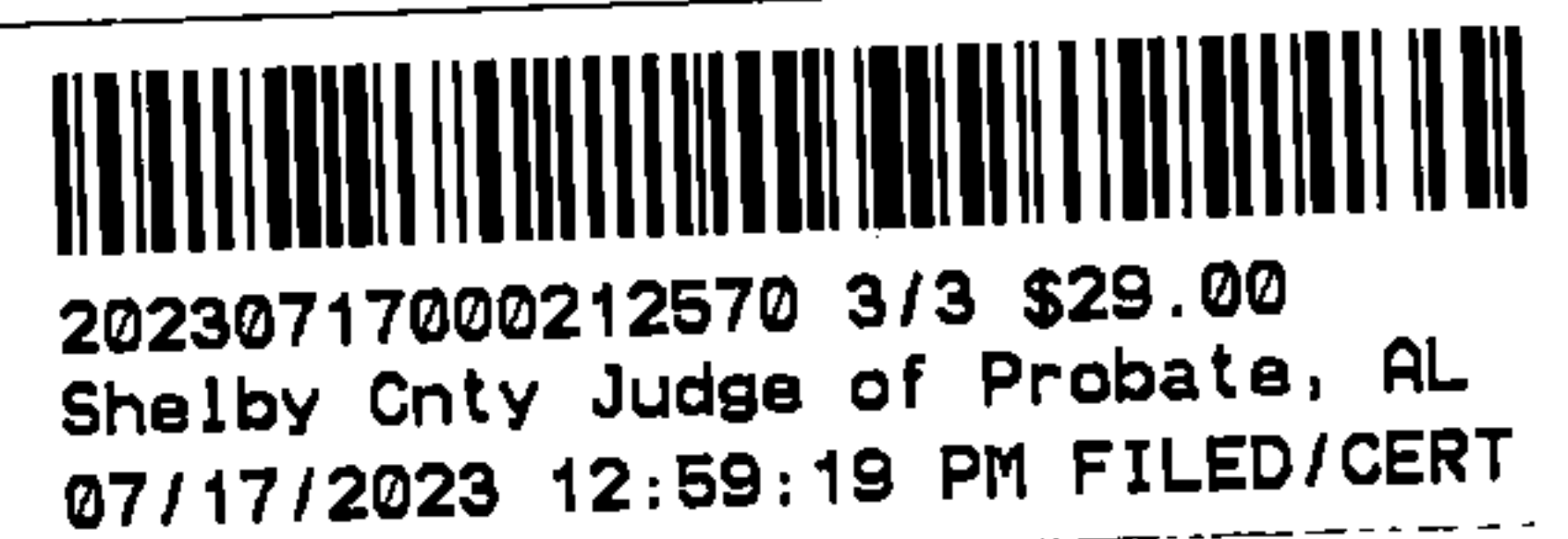
Property Address 5005 Kensington PL
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 142,700

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



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 _____

Unattested

(verified by)

Print Robert D. Cornelius

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1