

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Spencer Partridge

ADMINISTRATOR'S DEED
NO TITLE EXAMINED

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, **William Adam Tompkins and Lance Gillespie**, have been duly and legally appointed by the Probate Court of Shelby County, Alabama, as **Administrators of the Estate of Debra Tompkins, deceased, Shelby County, Alabama Probate Case No. PR-2022-000506**, and has duly qualified as such Administrators and is now acting as such Administrator; and,

WHEREAS, the said Probate Court has authorized and empowered us, her said Administrators in any manner which we should deem proper, to make sale of and execute deeds to convey all her interest in and to the said real property.

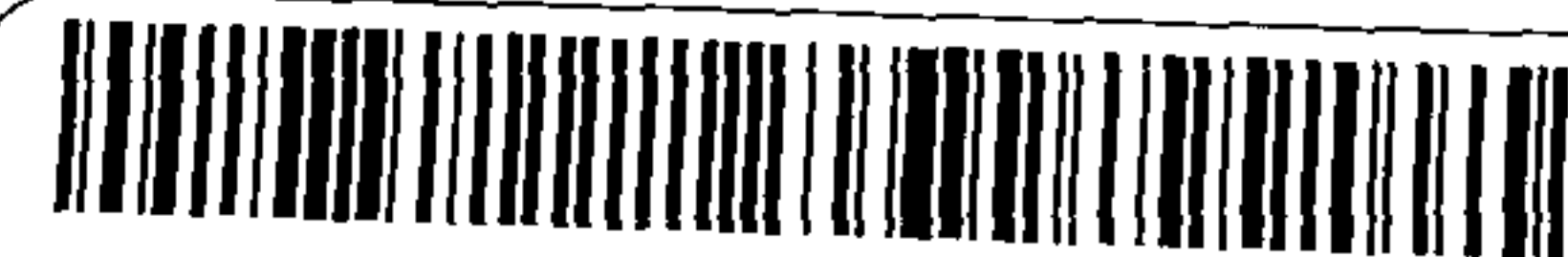
NOW, THEREFORE, by virtue of the premises, and in consideration of Eight Thousand Dollars and 00/100 (\$8,000.00), to me paid by **Spencer Partridge**, the receipt of which is hereby acknowledged, we, the said, **William Adam Tompkins and Lance Gillespie as Administrators**, aforesaid, do hereby grant, bargain, sell and convey unto the said **Spencer Partridge**, the following described parcel of real estate, which was the property of the said **Debra Tompkins, deceased**, to-wit:

That part of the E 1/2 of NE 1/4 of Section 23, Township 18, Range 1 East lying South of the new paved Shelby County Highway know as the Cut-off Road between Vandiver and Sterrett and lying Noth of the Old Montevallo Public Road, less and except the followinf portion thereof: Commence at the point of intersection of the West line of said E 1/2 of NE 1/4 of Section 23 with the South right of way line of said Cut-off Road, and run thence South alon said half wuarter section line 200 feet; thence run East ,parallel with said South right of way line of said Cut-off Road, a distance of 200 feet; thence run North, parallel with the West line of said half quarter section a distance of 200 feet to a point on the South right of way line of said Cut -off Road; thence run West , along the South right of way line of said Cut-off Road, a distance of 200 feet to the point of beginning.

SUBJECT TO:

1. Taxes due and payable October 1, 2023, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.

The drafter of this instrument acted as a scrivener only, and no representation is made regarding liens, chain of title, or the accuracy of the description contained herein.



20230801000230370 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
08/01/2023 09:57:40 AM FILED/CERT

TO HAVE AND TO HOLD unto the said, **Spencer Partridge**, his heirs and assigns,
forever.

IN WITNESS WHEREOF, We, the said, **William Adam Tompkins and Lance Gillespie**, as Administrators aforesaid, hereunto set my hand and seal this 31 day of July, 2023.

William Adam Tompkins, as
Administrator of the Estate of Debra
Tompkins, deceased, Shelby County,
Alabama Probate Case No. PR-2022-
000506

Lance Gillespie, as Administrator of
the Estate of Debra Tompkins,
deceased, Shelby County, Alabama
Probate Case No. PR-2022-000506

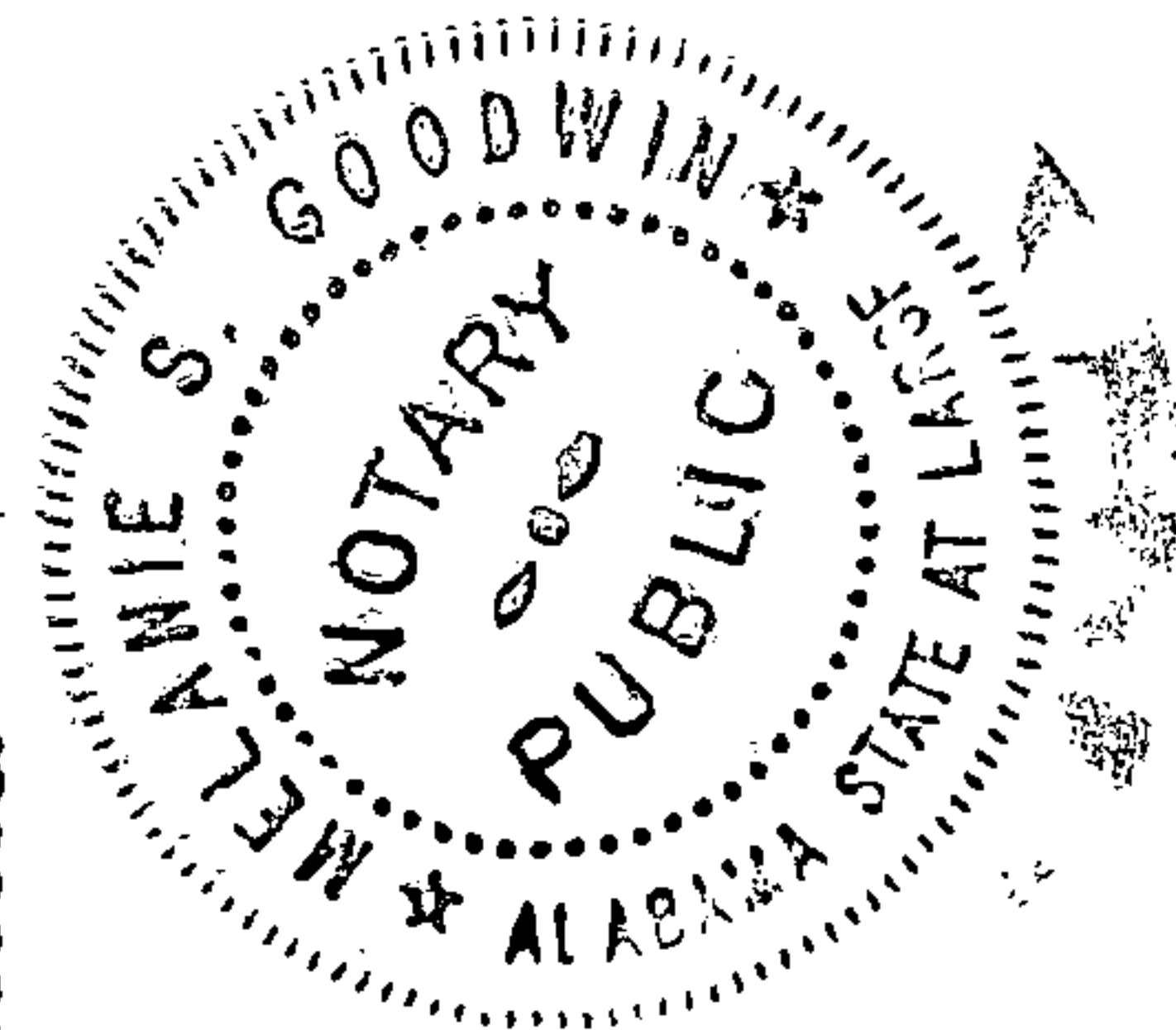
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby
certify that **William Adam Tompkins and Lance Gillespie**, as Administrators of the
Estate of Debra Tompkins, deceased, Shelby County, Alabama Probate Case No. PR-
2022-000506, are signed to the foregoing conveyance and who are known to me,
acknowledged before me on this day that, being informed of the contents of the
conveyance, William Adam Tompkins and Lance Gillespie, in their capacity as such
Administrators, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2023.

NOTARY PUBLIC

My Commission Expires:



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 Debra Thompkins Grantee's Name Spencer Partridge
Mailing Address 53345 Hwy. 25 Mailing Address 52 hunters ln
Vandiver, AL 35116 Vandiver
35176
Property Address 0 Hwy 45 Date of Sale _____
Sterrett, AL 35147 Total Purchase Price \$ 8,000.00
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
☒ Sales Contract _____ Other _____
☒ 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 7-31-23 Print Spencer Partridge
____ Unattested _____ Sign Spencer Partridge
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20230801000230370 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
08/01/2023 09:57:40 AM FILED/CERT