



20230906000269430 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/06/2023 11:08:46 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**ESTATE DEED**


THIS INDENTURE, made and entered into on this, the 1<sup>st</sup> day of September, 2023, by and between JULIE STEPHENS KEMP AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE LAWSON. STEPHENS, hereinafter referred to as Grantor, and JULIE STEPHENS KEMP, a married woman, of 2044 Shandwick Terrace, Birmingham, Alabama, 35242, hereinafter referred to as Grantee;

**WITNESSETH:** That for and in consideration of the sum of **Ten and no/100 (\$10.00) Dollars** and other good and valuable considerations, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the Grantee, his/her heirs, successors and assigns, in fee simple forever, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Final Recorded Plat of Graystone Farms Mill Creek Section, Phase 2, as recorded in Map Book 21, Page 21, in the Probate Office of Shelby County, Alabama.

To have and to hold unto the said Grantee, and unto the heirs, successors and assigns of the Grantee, with right of survivorship, in fee simple forever, that said real estate is free from all encumbrances (except as otherwise hereinabove expressly provided), and that with said exceptions, the Grantor does hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons or parties whomsoever.

**IN WITNESS WHEREOF** said Grantor has hereunto set her hand and affixed her seal, on this the day and year first hereinabove written.


  
**JULIE STEPHENS KEMP**  
Personal Representative of the  
Estate of Diane Lawson Stephens

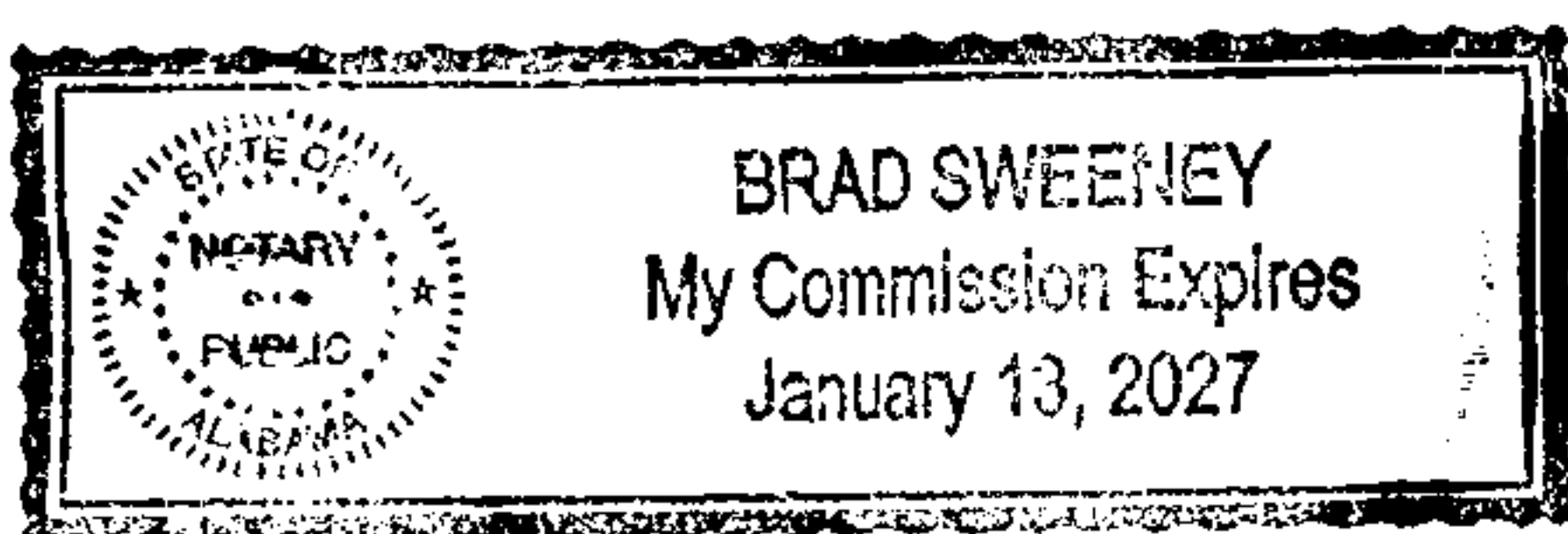
STATE OF ALABAMA     )  
SHELBY COUNTY )

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I, the undersigned, a Notary Public in and for said State and said County, hereby certify that **JULIE STEPHENS KEMP**, whose name is signed to the foregoing conveyance, as the personal representative of the Estate of Diane Lawson Stephens, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 1<sup>st</sup> day of SEPTEMBER, 2023.

  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:  
(Without benefit of title examination)

RONALD L. ALLEN  
MERRILL, MERRILL, MATHEWS & ALLEN  
Attorney at Law  
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Anniston, Alabama 36202  
(256) 236 5063  
(256) 236-5065 Facsimile  
[lynne@annistonoxfordlawyers.com](mailto:lynne@annistonoxfordlawyers.com)

# Real Estate Sales Validation Form

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

Grantor's Name Diane Lawson Stephens  
Mailing Address 6519 Mill Creek  
Circle  
Birmingham, AL 35242

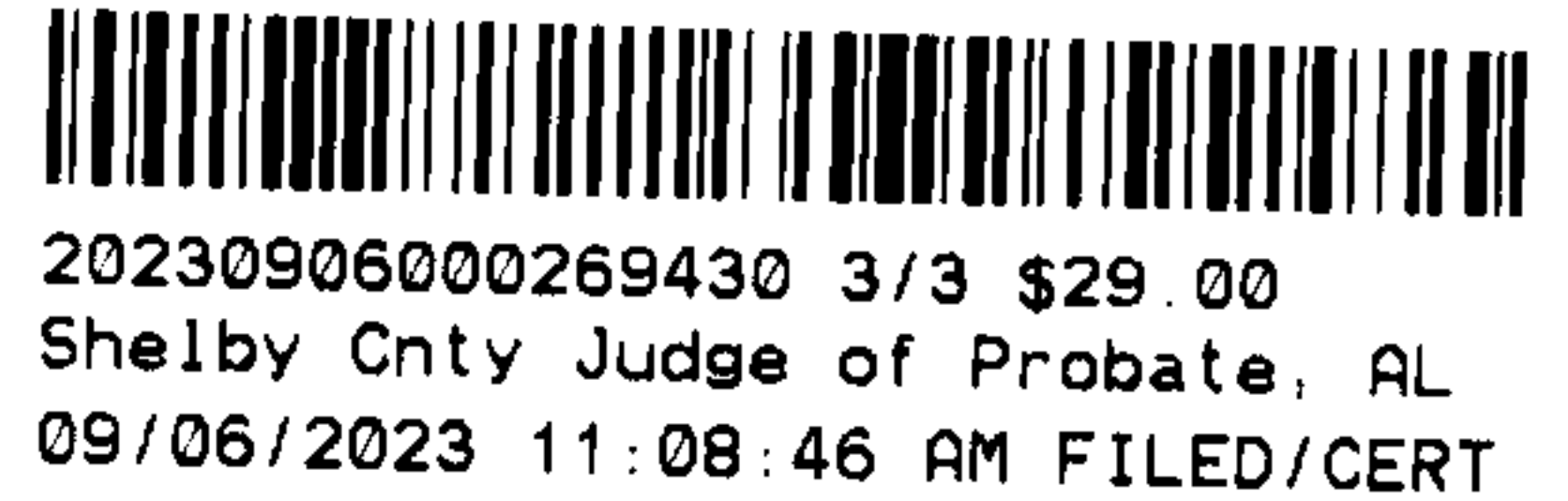
Grantee's Name Julie Kemp  
Mailing Address 2044 Shandwick Ter  
Birmingham, AL  
35242

Property Address 6519 Mill Creek  
Circle  
Birmingham, AL  
35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 357,400



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 Per Will

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 9-6-23

Print Julie Kemp

Unattested

(verified by)

Sign Julie Kemp

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1