

STATE OF ALABAMA}  
COUNTY OF SHELBY}

20231025000314990 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/25/2023 01:57:42 PM FILED/CERT

**EXECUTOR'S DEED**  
**PROBATE CASE PR-2022-000753**

**KNOW ALL MEN BY THESE PRESENTS;** That, I, the undersigned, Sonya M. Bonner, as Personal Representative under the Last Will and Testament of Veronica Jean Scott, by the power and authority vested in me by the terms of said Last Will and Testament, and for the purpose of more fully describing the devised real estate and, thus, further perfecting title thereto, do hereby grant, bargain, sell and convey unto the Successor Trustee of the Veronica Jean Scott Revocable Trust, all of that certain real estate more particularly described in accordance with the devise of the Will of Veronica Jean Scott as directed by the Will of the decedent, Veronica Jean Scott, the following described real property, situated in Shelby County, AL, and more particularly described as :

A parcel of land containing 81.00 acres more or less located in the E ½ of SE ¼, Section 25, Township 18 South, Range 2, East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**IN WITNESS WHEREOF**, the Executor of the Estate of Veronica Jean Scott, has caused these presents to be executed as its duly authorized Personal Representative, this 1<sup>st</sup> day of October 2023.

**Estate of Veronica Jean Scott**

*Sonya M. Bonner is  
the Successor Trustee of  
the Veronica Jean Scott Revocable  
Trust.*

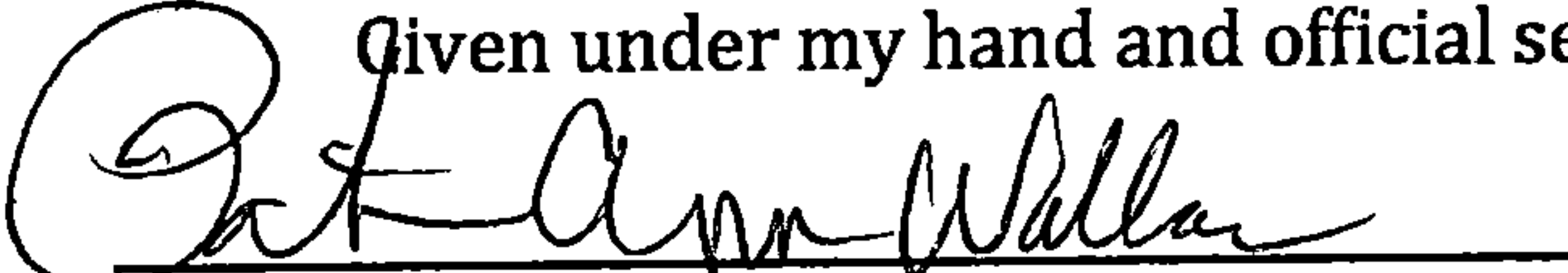
By: *Sonya M. Bonner*  
**Personal Representative**

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

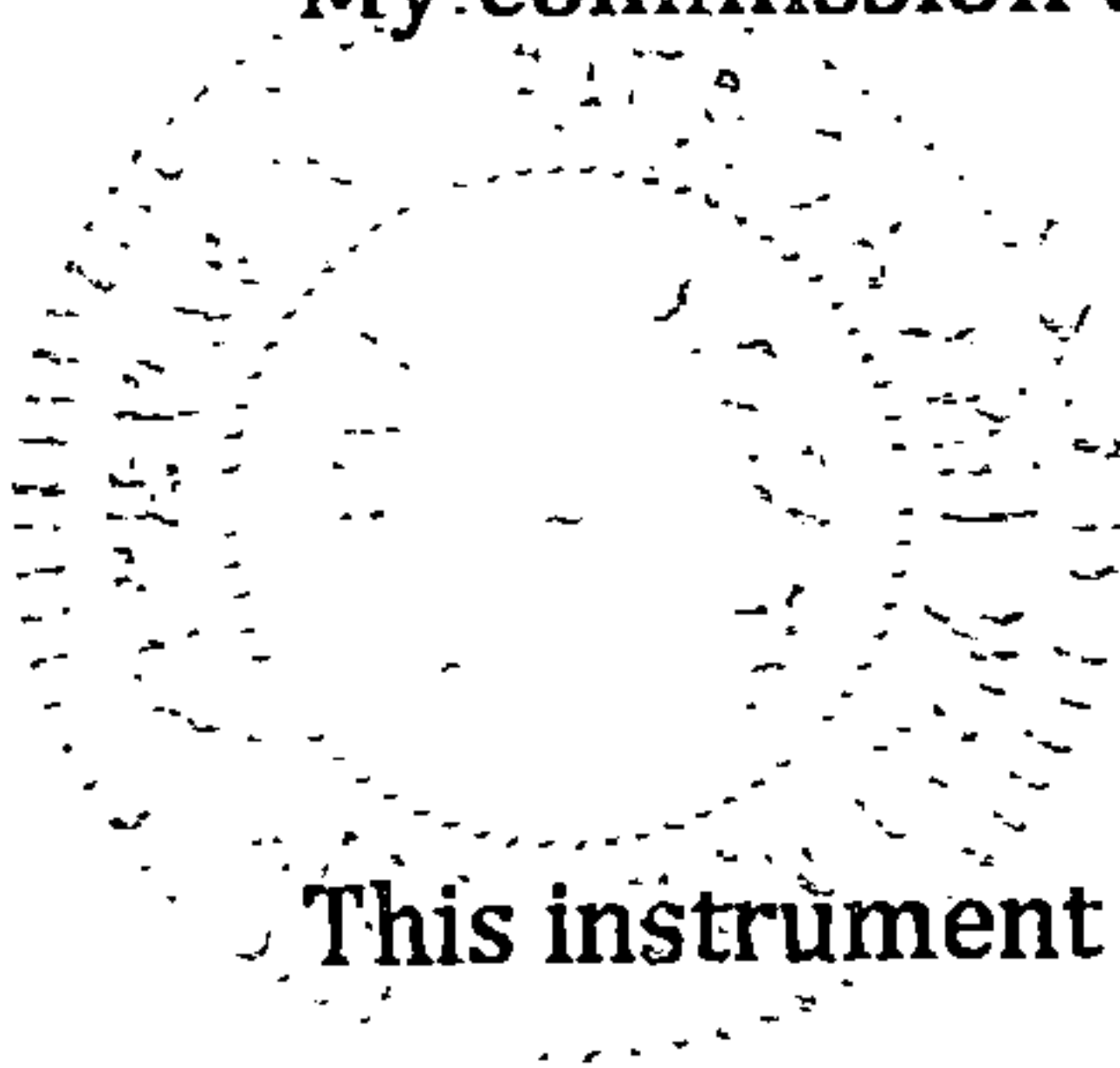
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I, Patricia Ann Wallace, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that Sonya M. Bonner, whose name as Personal Representative for the **Estate of Veronica Jean Scott, Probate Case #PR-2022-000753**, is signed to the forgoing conveyance and who is known to me and being sworn, acknowledged to me on this day, that, being informed of the contents of the conveyance, she, as Personal Representative and with full authority, executed the same voluntarily on the day the date bears date.

Given under my hand and official seal, this 11<sup>th</sup> day of October, 2023.

  
Notary Public

April 9, 2025  
My commission expires



PATRICIA ANN WALLACE  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES APR. 09, 2025

This instrument was prepared by:

CPS LAW, LLC  
Cynthia Parris Smith, Attorney  
1913 4<sup>th</sup> Avenue North  
Suite 105  
Bessemer, AL 35020

who makes no representation as to the status of the title or to matter which would be disclosed by a current survey



# 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 Veronica Jean Scott  
Mailing Address PO Box 152  
Shannon, AL 35142

Grantee's Name Veronica Jean Scott (Revoked)  
Mailing Address PO Box 152  
Shannon, AL 35142

Property Address N/A

Date of Sale 10/11/2023  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 337,750.00

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 W:11

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 a

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 10/28/23

Unattested

(verified by)

Print

Sign

Cynthia Parry's Son, Yh. Atty  
[Signature]  
(Grantor/Grantee/Owner/Agent) circle one