

PREPARED BY:

Marcus A. Jones, III
300 R. Arrington Jr. Blvd. N., Suite 200
Birmingham, Alabama 35203-3357

SEND TAX NOTICE TO:

Ms. Kathy L. Townsend-Thomas
15 Pleasant Place
Bessemer, AL 35022

EXECUTRIX DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20231026000316210 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/26/2023 03:10:57 PM FILED/CERT

THIS DEED, made and entered into the 4 day of October, 2023, by **KATHY L. TOWNSEND-THOMAS**, as Executrix of the Estate of **LESLIE HOWARD CARTER**, deceased, herein referred to as GRANTOR, to **KATHY L. TOWNSEND-THOMAS**, a widowed woman, herein referred to as GRANTEE.

RECITALS

1. **LESLIE CARTER**, (herein referred to as the "Decedent") died testate on January 5, 2017. His Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on or about February 27, 2017 and said Court issued Letters Testamentary to GRANTOR on September 8, 2017, authorizing her to act on behalf of the Estate of the Decedent. The case number of said Estate is PR 2017-000115.
2. The terms of the Decedent's said Will provided that the Decedent's residuary estate (including the real property described below) shall be conveyed to **JESSICA DANIELLE CARTER**, **ERICA WHITLEY CARTER**, and **KATHY L. TOWNSEND-THOMAS**, each to have an undivided one-third (1/3) interest in said property. The said **KATHY TOWNSEND-THOMAS** shall receive a life estate in said property.
3. GRANTOR has determined that the real estate described herein and made subject of this conveyance shall be distributed to GRANTEE in satisfaction of said devise of the Decedent's residuary estate.

NOW, THEREFORE, in consideration of the premises. GRANTOR does grant, bargain, sell and convey unto **KATHY L. TOWNSEND-THOMAS**, a widowed woman, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Northeast corner of the SE ¼ of Section 28, Township 20, Range 4 West, thence West 1331.0 feet along the quarter section line to an iron stake at the Northwest corner of the NE ¼ of SE ¼ of Section 28; thence South 38° 15' West 912 feet to stake on the South side of the right of way of the paved Highway running from the bridge at Genery's Gap, being the Northeast corner of the property herein conveyed; thence South 49° 30' East 1089 feet to an iron stake, being the Southeast corner of said lot; thence South 36° 20' West 200 feet to an iron stake on the South side of said Highway, being the Northwest corner of said lot; thence 36° 20' East 200 feet along the right of way of the paved highway to the iron stake being the point of beginning, including 5 acres more or less, situated in Shelby County, Alabama.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

* * * This conveyance is subject to a life estate in favor of KATHY TOWNSEND-THOMAS.

TO HAVE AND TO HOLD, unto the said Grantee, her heirs, executors, administrators and assigns forever, following the life estate herein created in favor of KATHY TOWNSEND-THOMAS and said life estate is to continue as long as said KATHY TOWNSEND-THOMAS is to live in said home place.

This instrument is executed by the GRANTOR solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the GRANTOR in its respective individual capacity, and the GRANTOR expressly limits its liability in the representative capacity named.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance by setting its signature, this the 4 day of October, 2023.

THE ESTATE OF LESLIE HOWARD CARTER,
DECEASED

BY: Kathy Townsend Thomas
KATHY TOWNSEND THOMAS,
Executrix

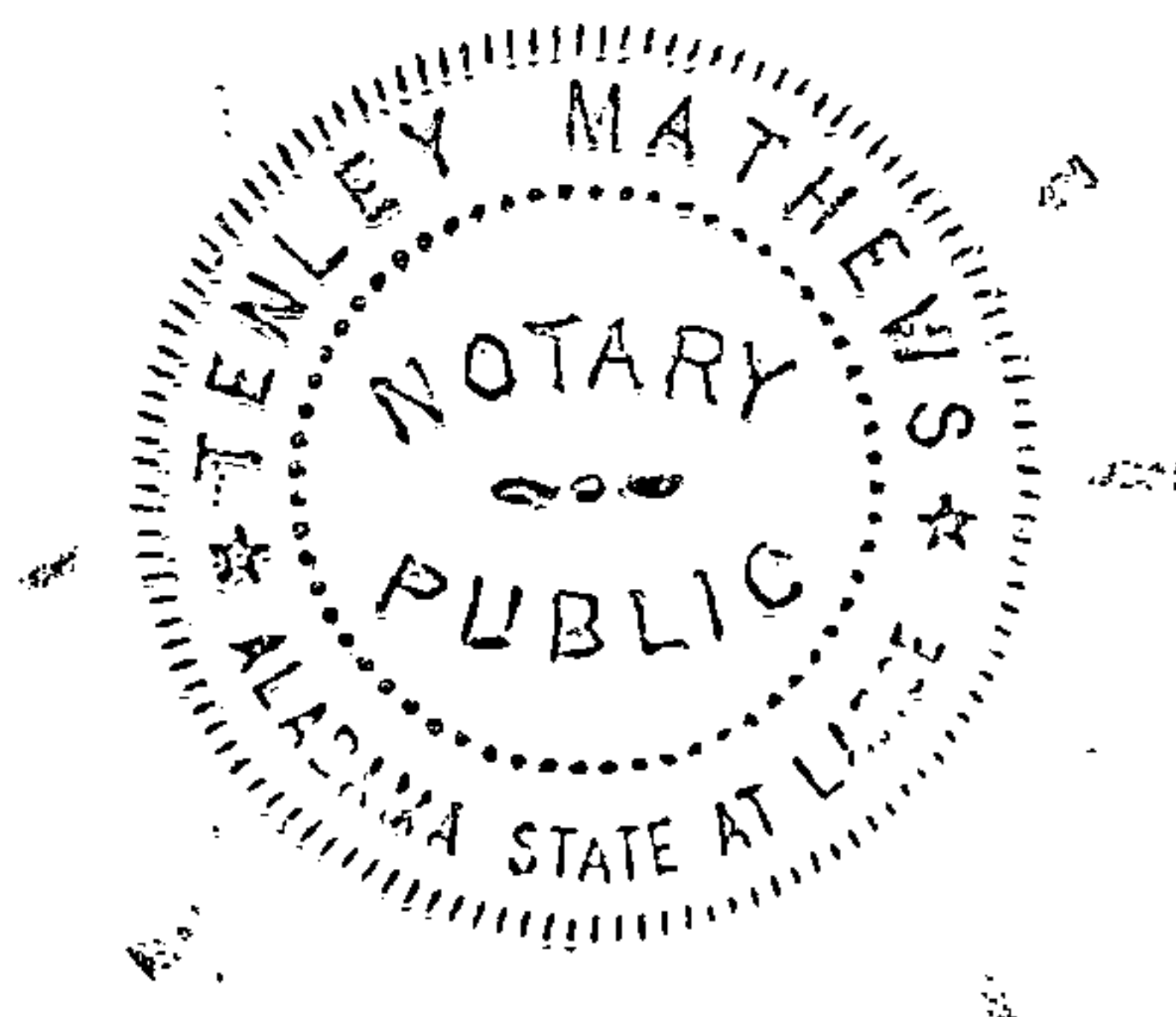
STATE OF ALABAMA)
JEFFERSON COUNTY)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY TOWNSEND THOMAS as Executrix / Personal Representative of the Estate of Leslie Carter, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, and in her fiduciary capacity, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of October, 2023.



Tenley Mathews
Notary Public
My Commission Expires: 8/17/2024

Real Estate Sales Validation Form

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

Grantor's Name Leslie H. Carter Estate
Mailing Address 15 Pleasant Pl
Bessemer, AL 35022

Grantee's Name Kathy L. Townsend-Thomas
Mailing Address 15 Pleasant Pl
Bessemer, AL 35022

Property Address 15 Pleasant Pl
Bessemer AL 35022

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$233,950.00

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

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 any.

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 Kathy L. Townsend-Thomas

Sign Kathy L. Townsend-Thomas

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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