

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

**EXECUTOR'S DEED**

  
20240111000010110 1/3 \$136.00  
Shelby Cnty Judge of Probate, AL  
01/11/2024 03:17:01 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that, **LEE HAND**, as executor of the estate of **PAULA NOLEN VANDIVER**, deceased, does hereby bargain, sell and convey, pursuant to the Last Will and Testament of **PAULA NOLEN VANDIVER**, deceased, who was authorized to and directed to execute a deed to the property hereinafter described.

**NOW THEREFORE**, that for and in consideration of the payment of One Hundred Eight Thousand and No 100 Dollars (\$108,000.00) in hand paid by the **GRANTEE** herein, **JEANNIE NOLEN SANDERS**, the refceipt of which is hereby acknowledged by the **GRANTOR**, **LEE HAND**, as executor of the estate of **PAULA NOLEN VANDIVER**, deceased, and in conformity with the devise and bequest in the Last Will and Testament of **PAULA NOLEN VANDIVER**, deceased, I, as Executor of the Estate of **PAULA NOLEN VANDIVER**, deceased, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JEANNIE NOLEN SANDERS**, all right, title in and to the following described real estate in Shelby County, Alabama, to wit:

**A portion of the East 1/2 of the Northwest 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Section 24, Township 21 South, Range 3 West and run Easterly along the North side of the said section for 2,690.57 feet to an iron pipe; thence turn an angle of 86 degrees, 43 minutes, 07 seconds to the right and run Southerly along a white painted line accepted as the East side of the Northeast 1/4 of the Northwest 1/4 of said section for 960.35 feet to the POINT OF BEGINNING; thence continue along the last described course for 582.04 feet to a point in the centerline of Shelby County Road No. 12; thence turn an angle of 125 degrees, 28 minutes 38 seconds to the right and run Northwesterly along the centerline of the said road for 498.48 feet to an iron in the centerline of the said road; thence turn an angle of 0 degrees, 49 minutes, 49 seconds to the left and run Northwesterly for 114.86 feet to a point in the centerline of said road; thence turn an angle of 55 degrees, 21 minutes, 10 seconds to the right and run Northerly for 256.05 feet; thence turn an angle of 93 degrees, 16 minutes, 25 seconds to the right and run Easterly for 501.25 feet to the POINT OF BEGINNING.**

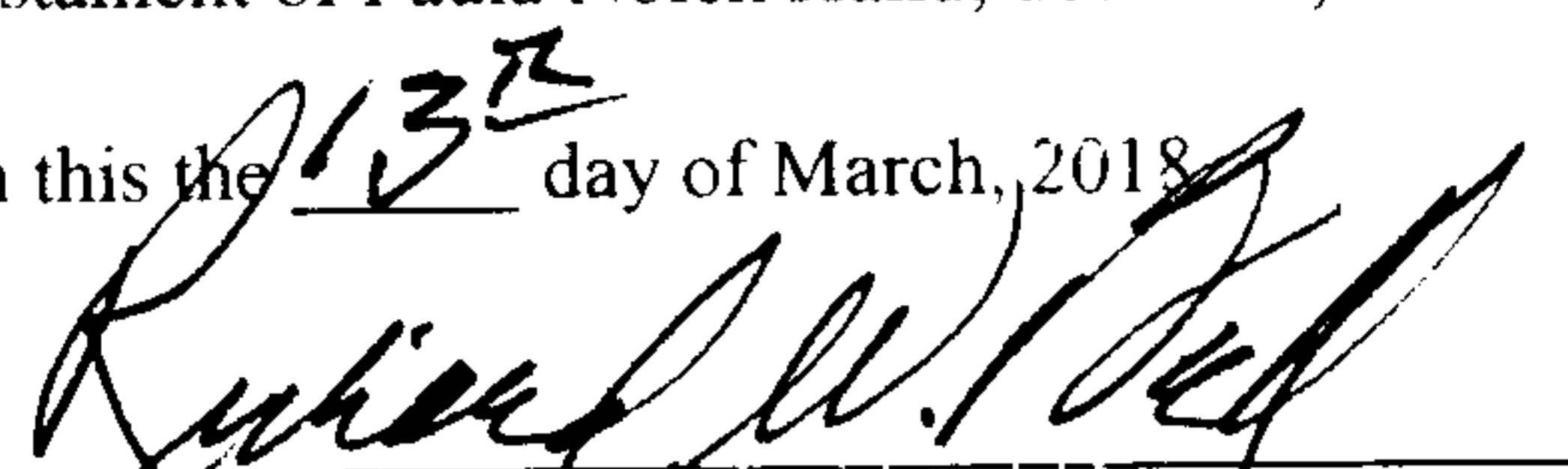


LEE HAND, AS EXECUTOR OF THE  
ESTATE OF PAULA NOLEN VANDIVER, DECEASED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

I, Richard W. Bell, a Notary Public in and for said State at large, that **LEE HAND**, as Executor of the Estate of Paula Nolen ~~Hand~~ **VANDIVER**, deceased, and who is known to me, acknowledged before me this day, that being informed of the contents of the deed, that he executed the same voluntarily, pursuant to the authority of the Probate Court of Shelby County, Alabama, and, the Last Will and Testament of Paula Nolen Hand, deceased, on the day the same bears date.

GIVEN under my hand and official seal of office on this the 13<sup>th</sup> day of March, 2018.

  
Richard W. Bell, Notary Public  
My Comm. Expires: 09-18-18

Shelby County, AL 01/11/2024  
State of Alabama  
Deed Tax: \$108.00



THIS INSTRUMENT PREPARED BY:

Richard W. Bell

4000 Eagle Point Corporate Drive

Birmingham, Alabama 35242



20240111000010110 2/3 \$136.00  
Shelby Cnty Judge of Probate, AL  
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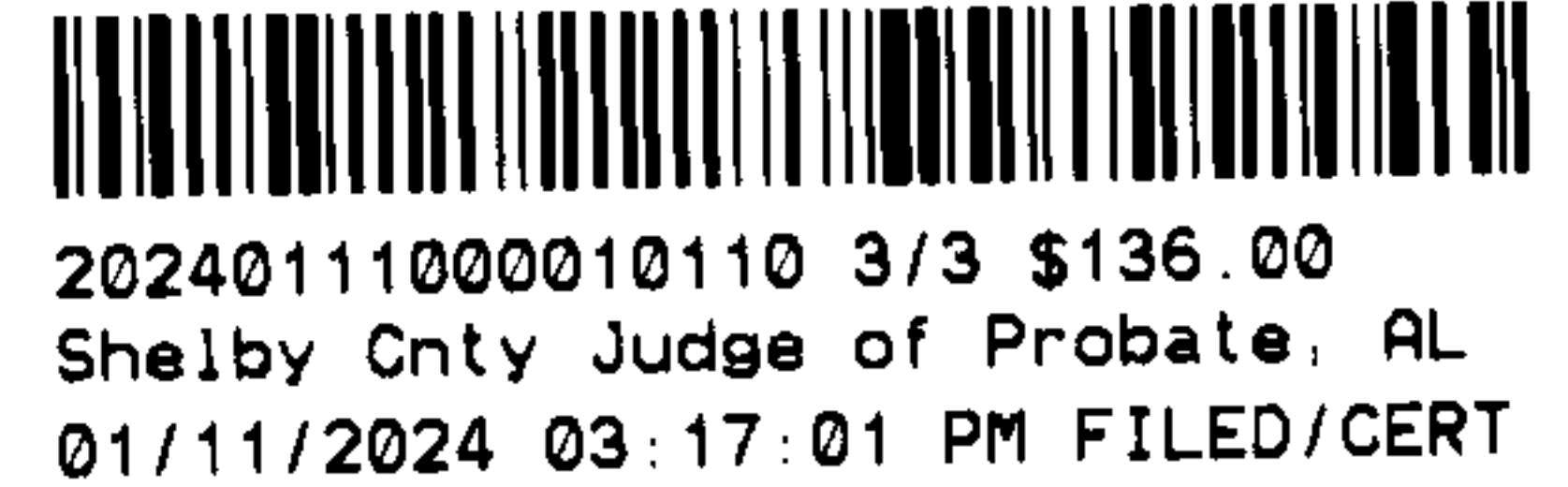


# Real Estate Sales Validation Form

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

Grantor's Name Paula Vandiver Grantee's Name Jeannie Sanders  
Mailing Address 1285 Smokey Rd Estate Mailing Address 1999 Smokey Road  
Alabaster, AL 35007 Alabaster AL 35007

Property Address 1285 Smokey Road Date of Sale 3-13-2018  
Alabaster AL 35007 Total Purchase Price \$108,000  
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 01-11-2024

Print Jeannie Sanders

Unattested

(verified by)

Sign

Jeannie Sanders

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1