



20240307000062300 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/07/2024 08:51:34 AM FILED/CERT

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281

After Recording Send Tax Notice To:

Bridget Thomas
108 Oak View Lane
Helena, AL 35080

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents: that in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned, **ESTATE OF LINDA BARRETT, BY BRIDGET BARRETT THOMAS, PERSONAL REPRESENTATIVE AND INDIVIDUALLY AND MICHAEL BARRETT, HEIR** (herein referred to as grantor) grants, bargains, sells and conveys unto **BRIDGET BARRETT THOMAS AND MICHAEL BARRETT AS TENANTS IN COMMON** (herein referred to as Grantee), the real estate described below situated in SHELBY, Alabama, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
WHICH IS HEREBY INCORPORATED BY REFERENCE
AS THOUGH FULLY SET OUT HEREIN.**

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEES. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

This property was the homestead of the decedent and the grantee.

This transaction is pursuant to Last Will and Testament of LINDA BARRETT PROBATED IN SHELBY COUNTY, ALABAMA CASE NO. PR-2023-000313.

To have and to hold to the said grantee and his assigns forever.

Source of Title Instrument #1996-32974



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IN WITNESS WHEREOF, the **ESTATE OF LINDA BARRETT**, has caused this deed to be executed by its duly authorized Personal Representative, BRIDGET THOMAS this 5th day of March, 2024.

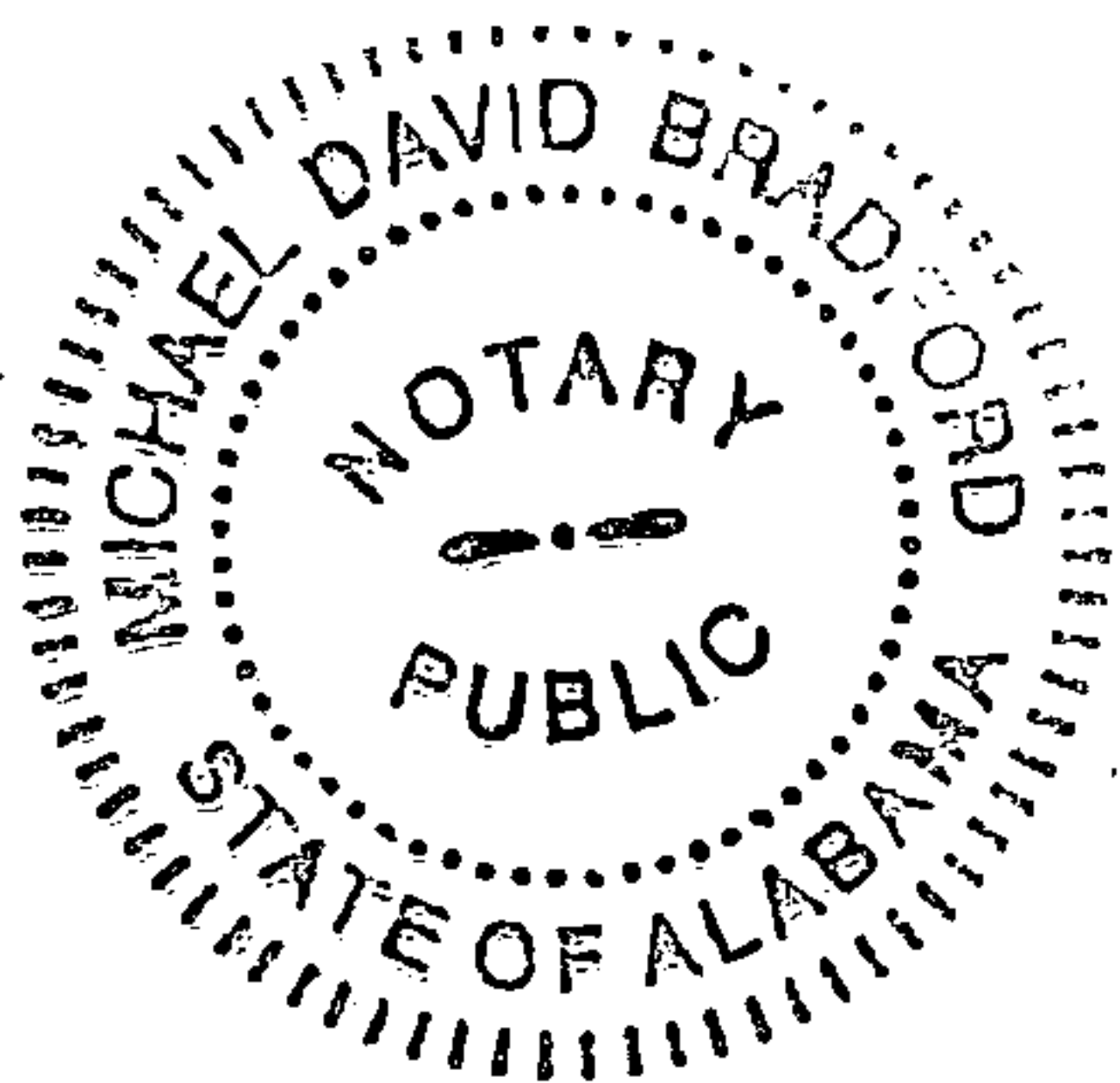
Bridget Barrett Thomas
BRIDGET BARRETT THOMAS

Michael Barrett
MICHAEL BARRETT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, A Notary Public in and for said County, in said State, hereby certify that BRIDGETT BARRETT THOMAS whose name as Personal Representative for LINDA BARRETT AND INDIVIDUALLY AND MICHAEL BARRETT, HEIR ARE SIGNED to the foregoing conveyance and who ARE known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, THEY, as Personal Representative with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 5th day of March 2024.



Michael David Bradford
NOTARY PUBLIC
My Commission Expires:

Prepared by:
Holliman & Holliman, PLLC
2491 Pelham Parkway
Pelham, Al 35124

My Commission Expires 04/14/2026

Exhibit A



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Lot 11, according to the survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20, Page 143, in the Probate Office of Shelby County, Alabama.

Minerals and Mining Rights Excepted.

Subject To:

1. 20-foot building line on west side of lot as shown on recorded map.
2. Restrictions appearing of record in Instrument #1996-7453.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #194-36801.

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 Linda Barrett
Mailing Address 140 St. Charles Dr. Helena, AL 35080

Grantee's Name Bridgett B. Thomas
Mailing Address 108 Oak View Lane Helena, AL 35080

Property Address 140 St. Charles Dr. Helena, AL 35080

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 201,100.00

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 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

Print Bridgett Barrett Thomas

Unattested

Sign Bridgett Barrett Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

