



20240516000144890 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/16/2024 10:24:20 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
P.O. Box 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
Jamie Smith Bachman
6206 Highway 17
Helena, AL 35080

ADMINISTRATOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
BALDWIN COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Letters of Administration granted to Jamie Smith Bachman on October 18, 2023 in Case No.: PR-2023-000815, Shelby County, Alabama Probate Court, the **Estate of Robert Lamar Smith**, by and through Jamie Smith Bachman, in her capacity as Administrator/Personal Representative (hereinafter called "Grantor"), does hereby **TRANSFER** and **CONVEY** to **Jamie Smith Bachman and Jason Bachman**, husband and wife, (hereinafter called the "Grantees"), the following described real property, situated in Shelby County, Alabama, to wit:

**COM AT INT W ROW CO HWY 17 & N LN SEC 33 SLY ALG ROW 549.75 TO
POB CONT SLY 43.**

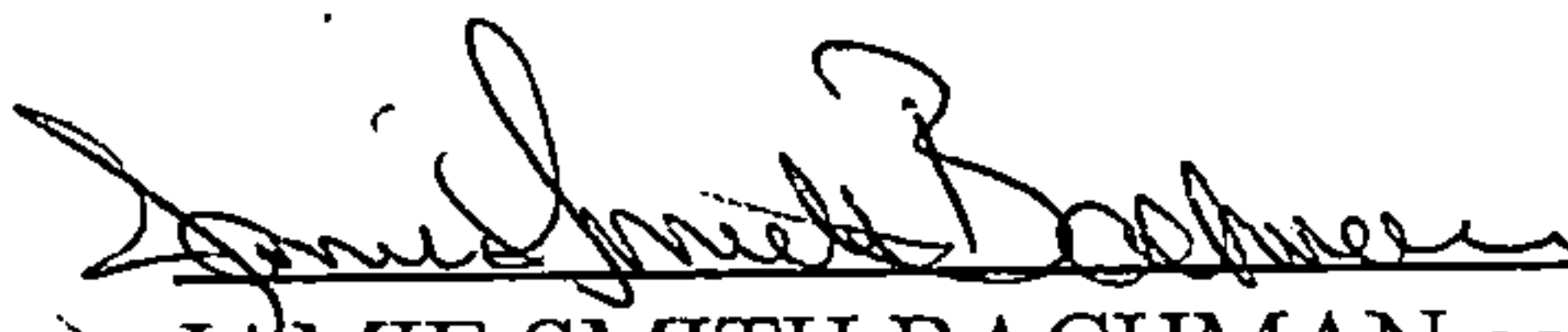
Address of Property: 6206 Highway 17, Helena, Alabama 35080.

Subject to: All easements, restrictions, liens and rights of way of record.

TO HAVE AND TO HOLD unto said GRANTEES, in fee simple, their heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

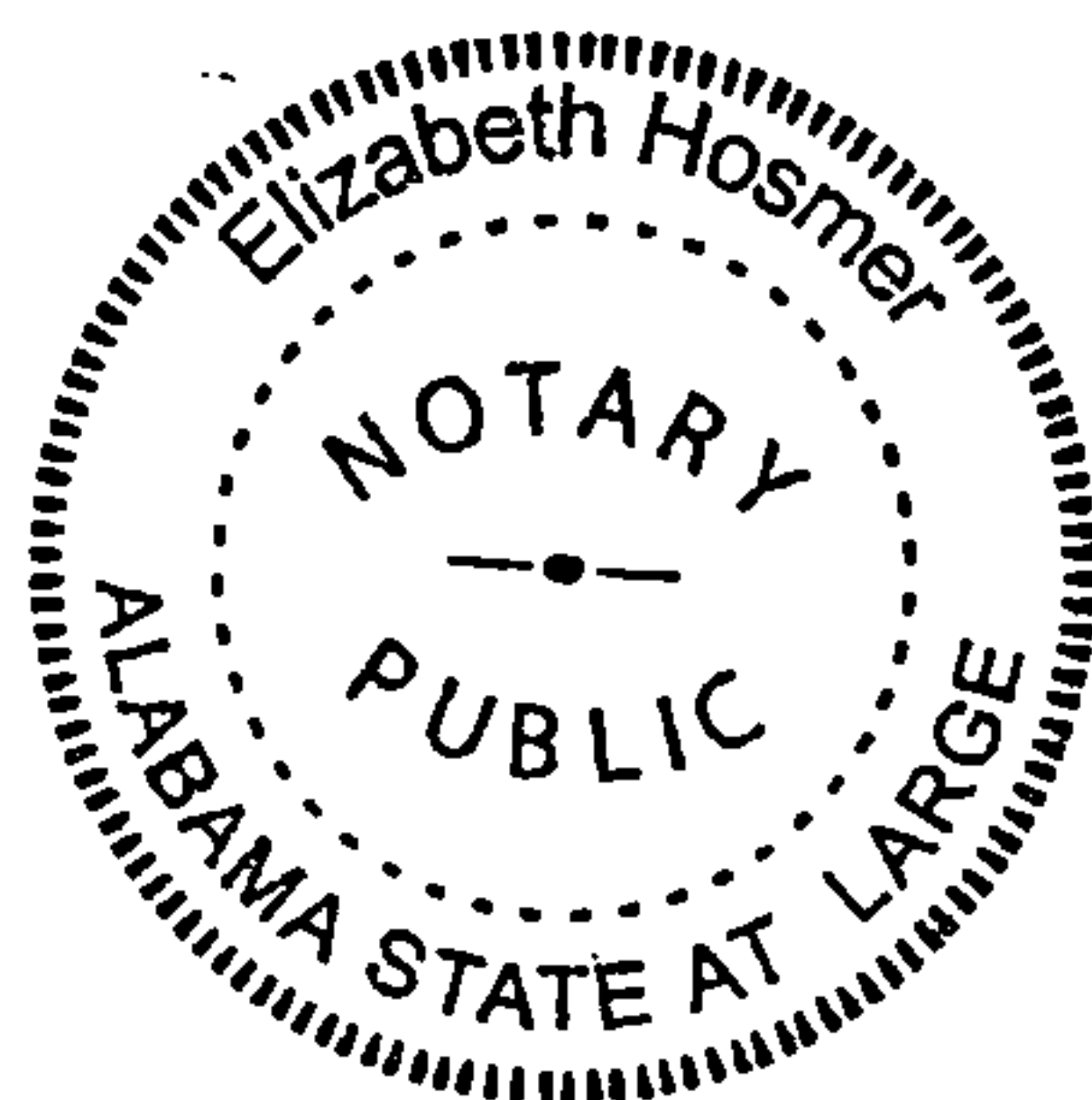
Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that the Estate of Robert Lamar Smith, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

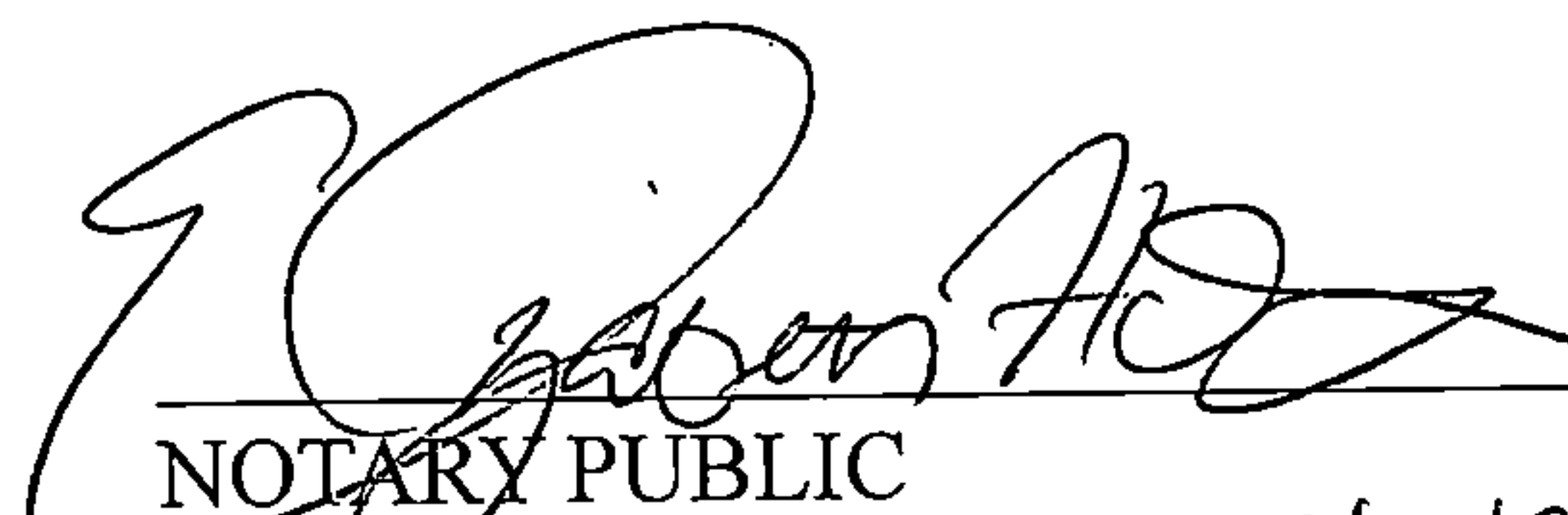
IN WITNESS WHEREOF, the Estate of Robert Lamar Smith, by and through its Administrator/Personal Representative, has caused these presents to be executed on this the 15 day of May, 2024.


JAMIE SMITH BACHMAN as Administrator
of the Estate of Robert Lamar Smith.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in the state of Alabama, hereby certify that JAMIE SMITH BACHMAN, Administrator of the Estate of Robert Lamar Smith, known to me and whose name is signed to the foregoing, acknowledged before me that, being informed of the contents of the conveyance, she, as Administrator, executes the same voluntarily on this 15 day of May, 2024.




NOTARY PUBLIC
My Commission Expires: 2/12/25

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Robert L. Smith
Mailing Address 6206 Highway 17
Helena, AL 35080

Grantee's Name Jamie + Jason Bachman
Mailing Address 6206 Highway 17
Helena, AL 35080

Property Address 6206 Highway 17
Helena, AL 35080

Date of Sale May 15, 2024
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 281,190

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 Tax Assessor

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 3/15/24

Print Elizabeth H. Mason

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one