



20240516000146190 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/16/2024 03:51:51 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Brandon Brooks
1560 4th Avenue
Calera, AL 35040

EXECUTOR'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the court Order dated 01 May, 2024, (Shelby County Probate case # PR-2023-899) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Brandon Brooks, as Executor of the Estate of Nancy I. Owens a/k/a Nancy Juanita Owens, a deceased person, having died intestate on or about 03 July, 2023, with Florida Death Certificate file # 2023118095, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2023-899**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Brandon Brooks**, hereinafter known as the GRANTEE;

Lots 13, 14, 15 and 16 in Block 87, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 238, Page 316. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises;



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that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

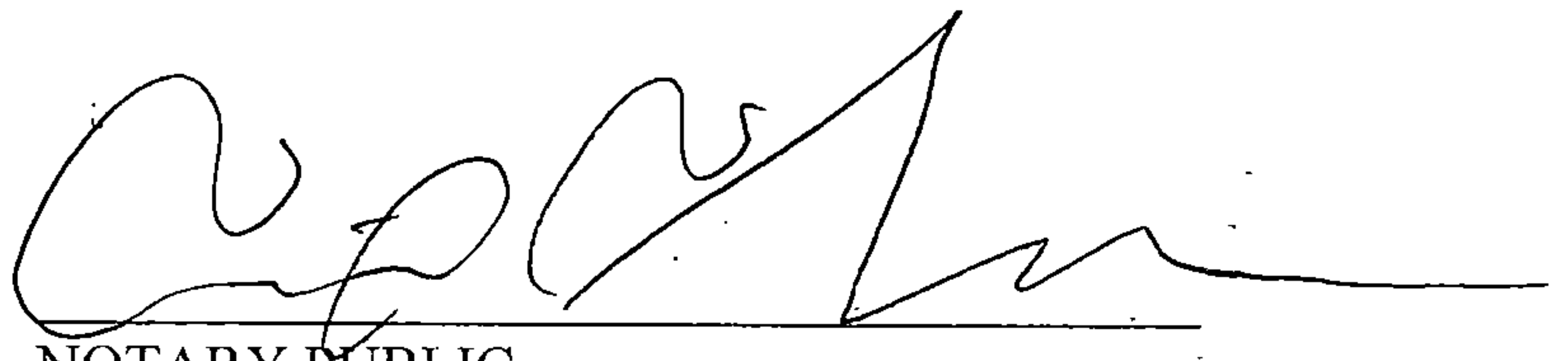
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 16 Day of MAY, 2024.

**Brandon Brooks, as Executor of the
Estate of Nancy I. Owns a/k/a Nancy Juanita Owens, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2023-899**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Brandon Brooks, as Executor of the Estate of Nancy I. Owens a/k/a Nancy Juanita Owens, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 16 Day of MAY, 2024.



NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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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 Est. of Nancy Owens
Mailing Address 1560 4th Ave
Calera, AL 35040

Grantee's Name Brandon Brooks
Mailing Address 1560 4th Ave
Calera, AL 35040

Property Address 1560 4th Ave
Calera, AL 35040

Date of Sale 5/16/24
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 229,360.00

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 Tax Records

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

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 5/16/24

Unattested

(verified by)

Print Brandon Brooks

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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