



20240528000157890 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/28/2024 02:40:05 PM FILED/CERT

This Instrument was Prepared by:
Joel C. Watson Attorney
1240 1st Street N.
Alabaster, Al. 35007
Title not Examined
Seller furnished legal
Attorney did not close transaction

EXECUTOR'S DEED

STATE OF ALABAMA
SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS(100.00) to the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Cheryl Arledge, Executrix of the Estate of KENNETH W. SPAIN, (herein referred to as Grantor), grant, bargain, sell and convey unto and CHERYL ARLEDGE, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5&6 in BLOCK 4 SECTOR 2 ACCORDING TO THE GEORGES SUBDIVISION OF KEYSTONE AS RECORDED IN MAP BOOK 4, PAGE 11 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and Rights of way of Record.

To have and to hold, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2ND day of MAY, 2024.


CHERYL ARLEDGE, Executrix of the Will
and Estate of KENNETH W. SPAIN,
Deceased, Case Number #PR-2023-001053,
Probate Court of Shelby
County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHERYL ARLEDGE, Executrix of the Will and Estate of KENNETH W. SPAIN, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, and with full authority that, being informed of the contents of the conveyance, she, in her capacity as Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of May, 2024.


NOTARY

My Commission Expires: 11/28/27

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Estate of Kenneth
Spain
218 Hillwood Dr.
Alabaster, AL 35007

Grantee's Name
Mailing Address

Cheryl Arledge
218 Hillwood Dr.
Alabaster, AL
35007

Property Address

218 Hillwood Dr.
Alabaster, AL
35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 155,970

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:

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 5/28/24

Unattested

(verified by)

Print

Cheryl Arledge

Sign

Cheryl Arledge

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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