

STATE OF ALABAMA     )  
SHELBY COUNTY        )

This instrument was  
prepared by:  
**Ralph J. Bolen**  
Post Office Box 201  
Chelsea, Alabama 35043

## EXECUTOR'S DEED

**KNOW ALL MEN BY THESE PRESENTS**, that this deed made by and between Teresa Renea Springer, (formally known as Treasa Renea Brawley) Grantor, as the personal representative of the estate of Claude Wayne Tucker, Shelby County, Alabama Probate Case Number PR-2020-000719, and Teresa Renea Springer., Grantee, an heir of Claude Wayne Tucker's Last Will and Testament of this property, and Teresa Renea Springer, (formally known as Treasa Renea Brawley) as personal representative of the estate of Claude Wayne Tucker, has full power and authority to transfer the below described property, and Teresa Renea Springer, (formally known as Treasa Renea Brawley) as personal representative of the estate of Claude Wayne Tucker, does hereby grant, bargain, sell and covey unto the said Teresa Renea Springer the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being located in Northwest Quarter of Section 28, Township 18 South, Range 2 East and being a part of Lot 2B of a Resubdivision of Lot No. 2 of Calcis Valley , as recorded in Map Book 28, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Lot 2B, of a Resubdivision of Lot 2 of Calcis Valley, As recorded in Map Book 28, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama, thence S 89°22'46" W and run a distance of 634.02 feet to the Point of Beginning; thence continue S 89°22'46" W and run a distance of 522.70 feet; thence S 00°53'31" E and run a distance of 216.24 feet; thence S 00°51'56 E and run a distance 203.96 feet; thence N 88°13'49" E and run a distance of 976.66 feet; thence N 50°01'18" E and run a distance of 60.96 feet; thence N 33°50'36" E and run a distance of 95.30 feet; thence N 14°52'31" E and run a distance of 99.15 feet; thence S 88°58'02" W and run a distance of 600.02 feet; thence N 01°01'58" E and run a distance of 219.87 feet more or less to the point of beginning. Said parcel being located in the Northwest quarter of Section 28, Township 18 South, Range 2 East, containing 7.78 acres more or less, Less and Except any portion of the subject property lying with in any road right-of-way.

*This deed was prepared without a survey.*

*Subject to easements, restrictions and reservations of record, if any.*

to have and to hold, to the said Teresa Renea Springer, heirs, assigns and successors forever.

And I do, for me and for my heirs, executors, and administrators covenant with the said Teresa Renea Springer heirs, assigns, and successors, that I am lawfully seized in fee simple of said premises; and that they are free from all encumbrances; that I have a good right to sell and covey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Teresa Renea Springer heirs, assigns, and successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28 day of August, 2024.

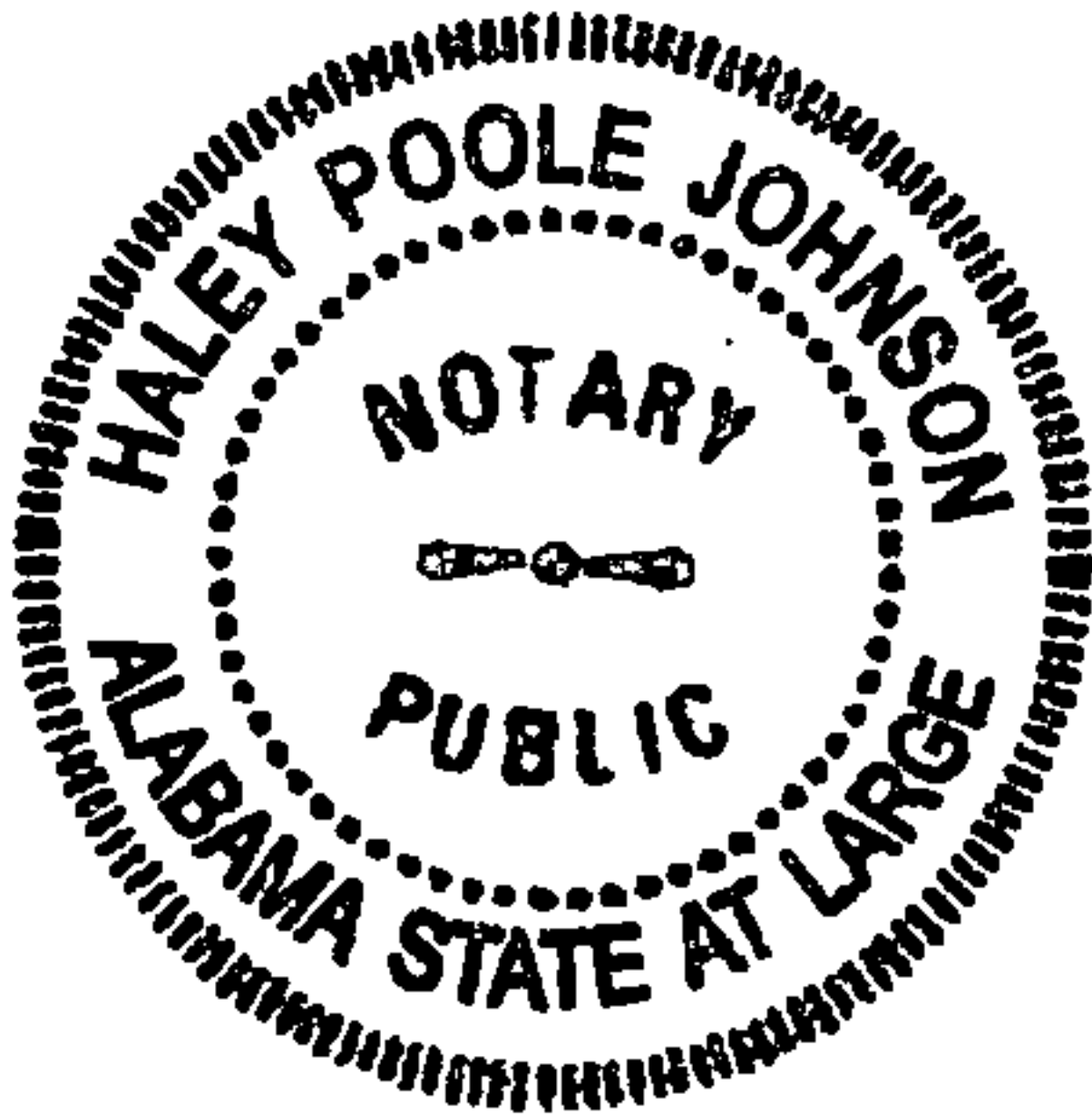
Teresa Renea Springer  
Teresa Renea Springer, (formally known as  
Tresa Renea Brawley) personal representative  
of the estate of Claude Wayne Tucker

STATE OF ALABAMA     )  
SHELBY COUNTY        )

Before me, the undersigned authority, in said County, and for said State, personally appeared, Teresa Renea Springer (formally known as Tresa Renea Brawley), who being known to me, and who being duly sworn by me, does depose and say that the facts stated in the above and foregoing are true and correct to the best of my knowledge.

Dated, this the 28 day of August, 2024.

Hailey Poole Johnson  
Notary Public  
My commission expires: 12/11/27



20240904000274810 2/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/04/2024 12:07:11 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Teresa Renea Springer Formally Known As Grantee's Name Teresa Renea Springer  
Mailing Address Teresa Renea Brawley as the personal Representative of the Estate of Claude Wyan Mailing Address 18175 Hwy 55,  
Tucker Sterrett, AL 35147  
Property Address 18175 Hwy 55  
Sterrett, AL 35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or No Sale - inheritance from Estate  
Actual Value August 30, 2024 \$9760

or  
Assessor's Market Value \$ 3/4 of 124,136.39 = 93,097.29

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 No Sale inheritance from estate of Claude  
☐ Closing Statement Wayne Tucker

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 September 3, 2024

Print Ralph J. Bolen

Attorney for Grantor

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20240904000274810 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
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