



20240916000286960 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
09/16/2024 09:13:28 AM FILED/CERT

This instrument was
prepared by:

Ralph J. Bolen

Post Office Box 201
Chelsea, Alabama 35043

STATE OF ALABAMA)
SHELBY COUNTY)

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 Terry Burrough Payne., Grantee, and 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 Terry Burrough Payne 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:

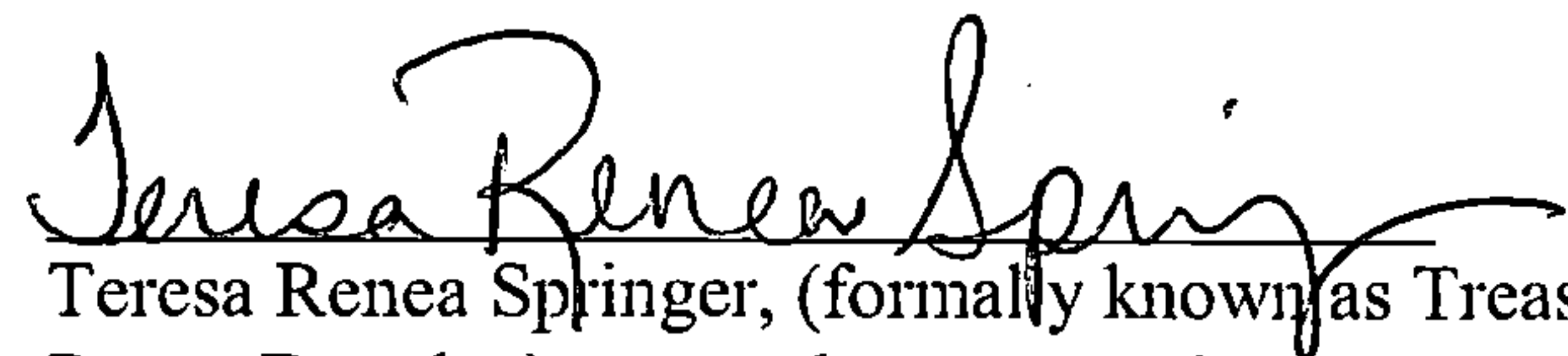
Beginning at the Northeast corner of Lot 2B, of a Resubdivision of Lot 2 of Calcis Valley, As recorded in Map Book 28, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama, thence S 89°22'46" W and run a distance of 634.02 feet; thence S 01°01'58" W and run a distance of 219.87 feet; thence N 88°58'02" W and run a distance of 600.63 feet; thence N 09°27'51" E and run a distance of 226.89 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 3.41 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.

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 Terry Burrough Payne 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, (formally known as Treasa Renea Brawley) personal representative
of the estate of Claude Wayne Tucker

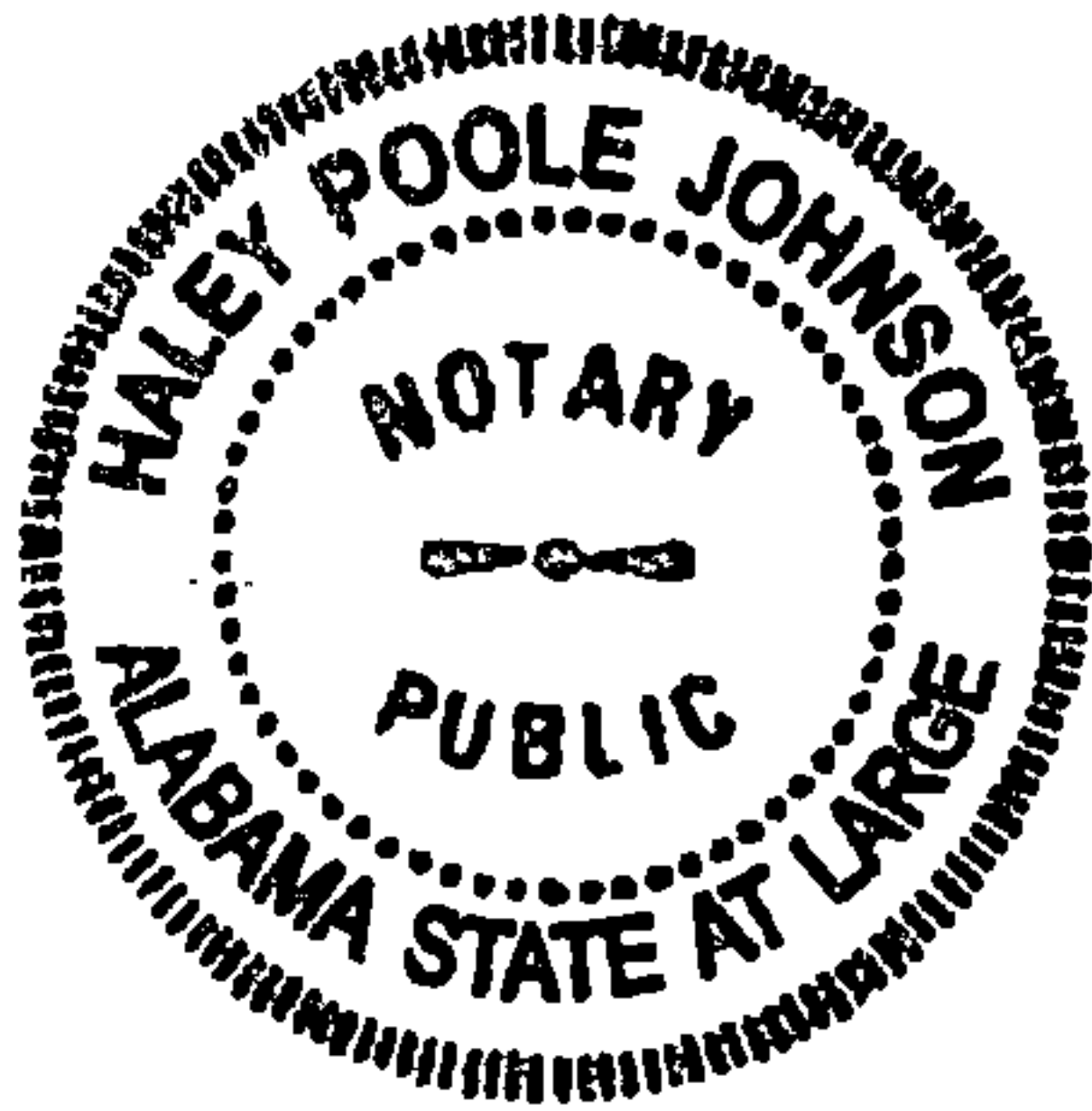
STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned authority, in said County, and for said State, personally appeared, Teresa Renea Springer (formally known as Treasa Renea Brawley), who being known to me, and who being duly

Shelby County, AL 09/16/2024
State of Alabama
Deed Tax: \$43.00

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.

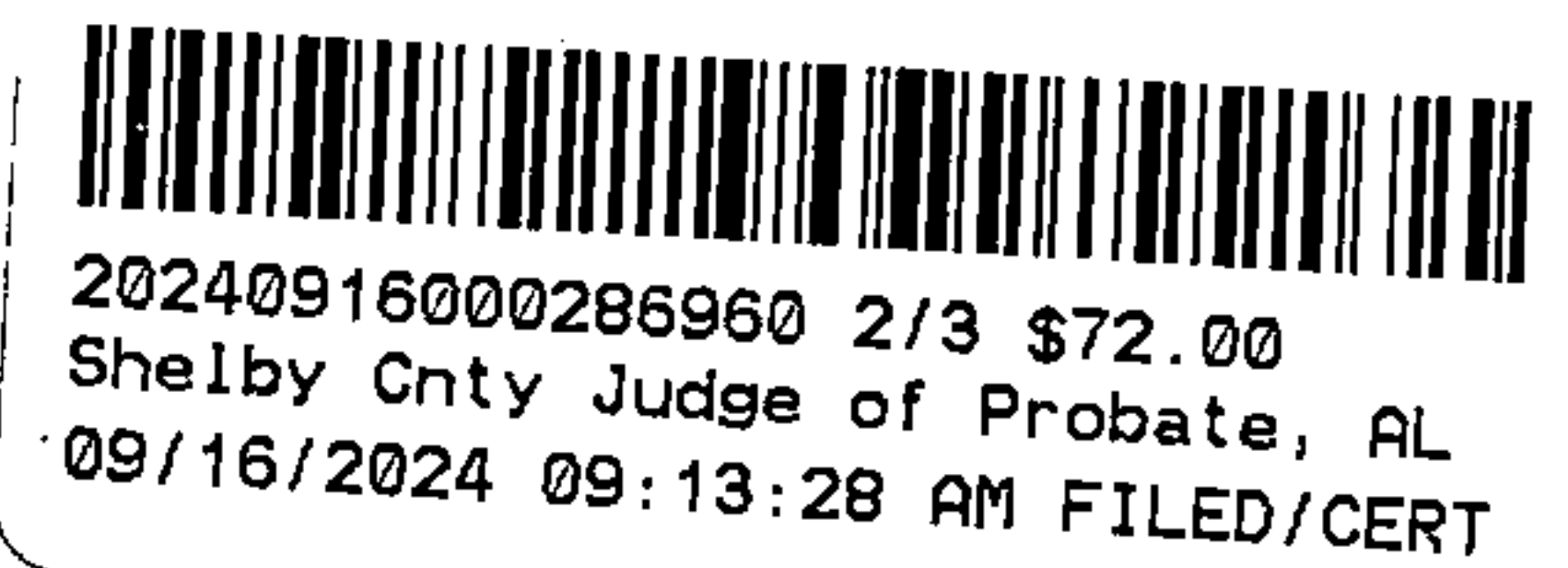
Dated, this the 28 day of August, 2024.



Haley Poole Johnson

Notary Public

My commission expires: 12/11/27



Real Estate Sales Validation Form

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

Grantor's Name Claude Tucker
Mailing Address 1075 Hwy 483
Vincent al
35178

Grantee's Name Terry Burrough
Mailing Address 1075 Hwy 483
Vincent al
35178

Property Address 1075 Hwy 483
Vincent al
35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or $1/2$
Assessor's Market Value \$ \$42,935

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 9/16/24

Unattested

(verified by)

Print Terry Burrough

Sign

Terry Burrough

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

