



20241002000307810 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/02/2024 09:23:37 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WARREN "BO" BURKE, JR.
KLASING, WILLIAMSON & BURKE PC
100 CONCOURSE PARKWAY
SUITE 275
BIRMINGHAM, ALABAMA 35244

SEND TAX NOTICE TO:
BLAKE GAYLOR
924 RIVERCHASE PARKWAY
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned, BLAKE GAYLOR, as Personal Representative of The Estate of BRUCE ALAN GAYLOR, Shelby County, Alabama Probate Case No. PR-2023-000948, (herein referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto BLAKE GAYLOR, an unmarried man, (herein referred to as "GRANTEE"), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A attached hereto.

Source of Title: *Instruments # 19960304000068731 and # 20190411000119070.*

Note: The preparer of this deed has not researched the title to the subject property and makes no certification or comment as to title of the subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with the GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due in the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and the GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to GRANTEE and GRANTEE'S heirs and assigns, forever against the lawful claims of all



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persons.

IN WITNESS WHEREOF, said GRANTOR, The Estate of BRUCE ALAN GAYLOR, by and through its Personal Representative, BLAKE GAYLOR, has hereunto set its hand and seal this the 16 day of September, 2024.

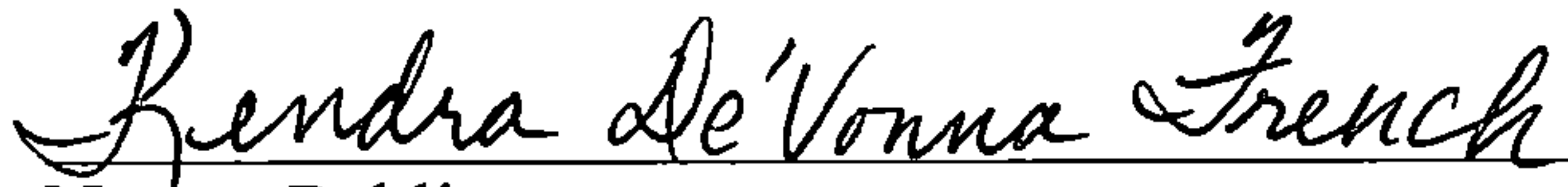
The Estate of BRUCE ALAN GAYLOR,
Case No. PR-2023-000948, Probate Court for
Shelby County, Alabama.

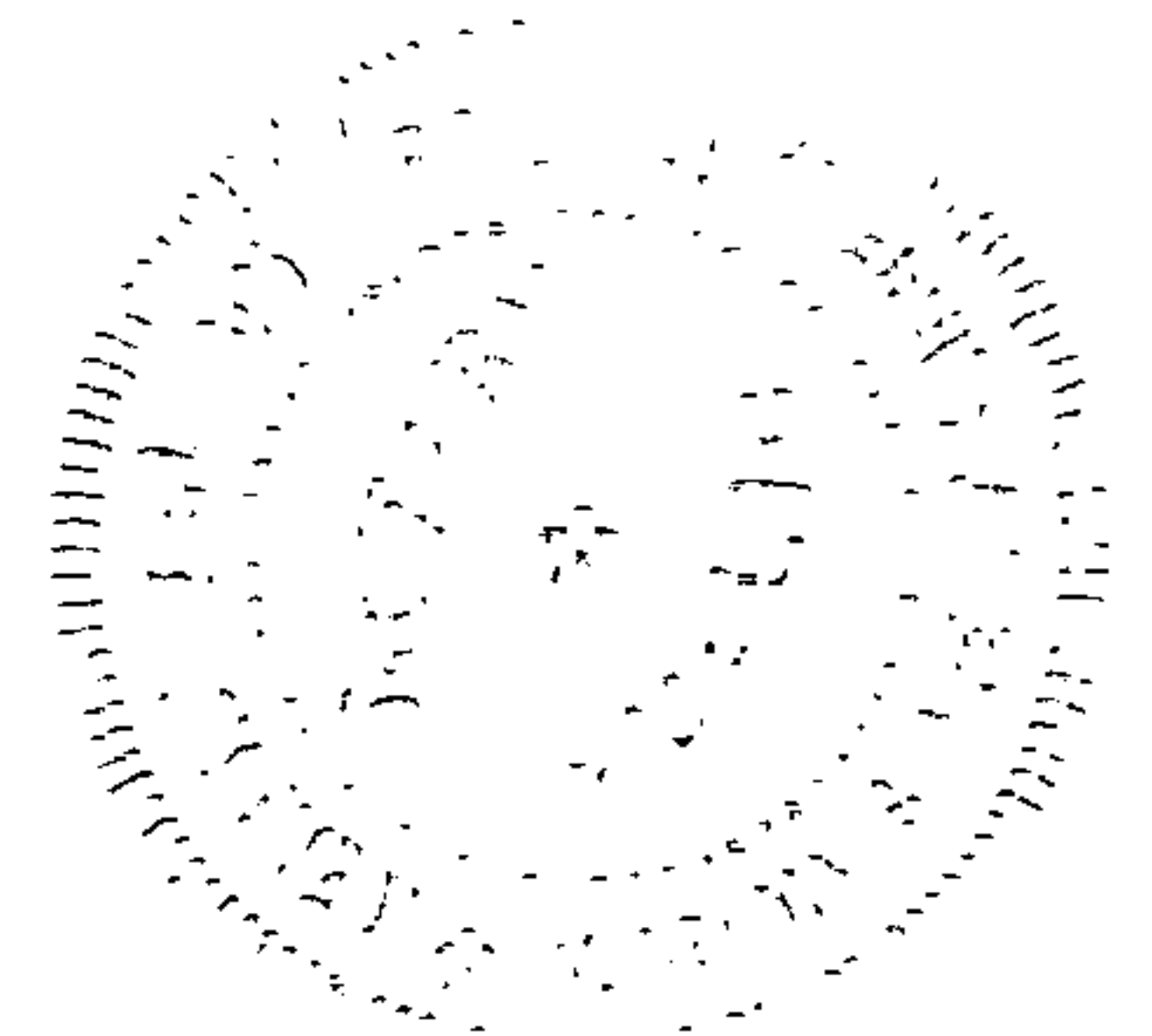
By: 
BLAKE GAYLOR
as Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BLAKE GAYLOR, whose name as Personal Representative of The Estate of BRUCE ALAN GAYLOR, deceased, Shelby County Probate Case PR-2023-000948, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of September, 2024.


Notary Public
My Commission Expires: 10-31-25





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EXHIBIT A

Lot 31, according to the Survey of the First Addition, Phase III,
Riverchase Country Club, as recorded in Map Book 8, Page 179,
in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, and limitations, if any,
of record.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name

BLAKE GAYLOR AS P.R.
OF ESTATE OF BRUCE ALAN GAYLOR

Grantee's Name

BLAKE GAYLOR

Mailing Address

924 RIVERCHASE PKWY N.
BIRMINGHAM, AL 35244

Mailing Address

924 RIVERCHASE PKWY N
BIRMINGHAM, AL 35244

Property Address

924 RIVERCHASE PKWY N
BIRMINGHAM, AL 35244

Date of Sale

9/16/24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 438,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other TAX ASSESSOR RECORDS

☐ Closing Statement

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 available.

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

Print WARREN BURKE JR

Unattested

Sign W Burke Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1