

Personal Representative's Deed

Deed without Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that by a Decree and Letters of Administration dated the 29th day of June 2023, rendered by the Probate Court of Shelby County, Alabama, in the Estate of **Brian Lowell Smith**, deceased, Case No.: PR-2023-000556, I, **Mark Edward Smith**, as Administrator of the Estate of **Brian Lowell Smith**, deceased, am authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing, and the sum of \$10.00 Dollars in hand paid by, and in conformity with and pursuant to the authority of said Decree, I **Mark Edward Smith**, as Administrator of the Estate of **Brian Lowell Smith**, deceased, (**GRANTOR**) do hereby **GRANT, BARGAIN, SELL, AND CONVEY** unto **Stephanie Smith, (an unmarried woman), (GRANTEE)**, all of the right, title, interest, and estate of **Brian Lowell Smith**, deceased, in and to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

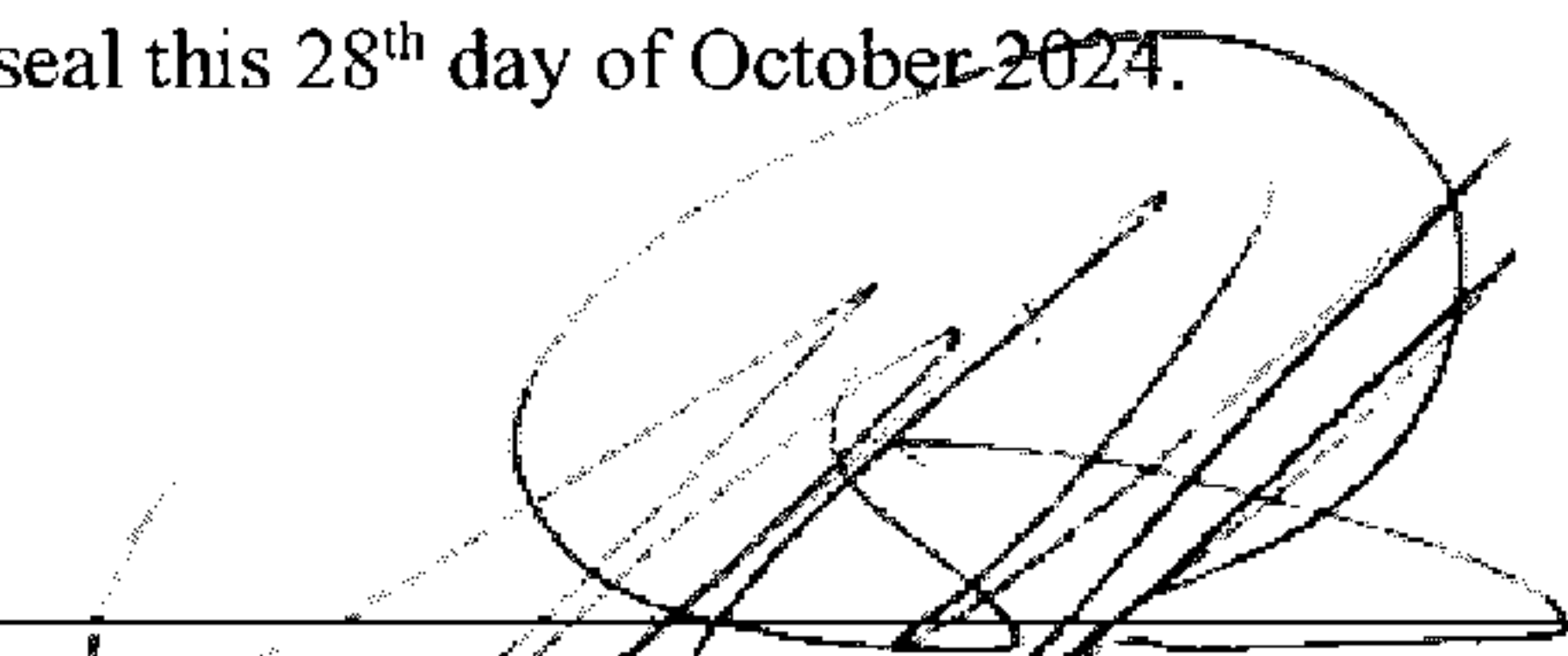
Lot 7, Block 6, according to the survey of INDIAN VALLEY, SIXTH SECTOR, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance and any warranties hereinafter contained are made subject to any and all easements, restrictions, covenants, rights of way, and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For Ad Valorem Purposes Only: ADDRESS: 2435 Indian Lake Drive, Birmingham, Alabama, 35244

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of October 2024.

Sign  (Seal)
Mark Edward Smith, Administrator,
Estate of **Brian Lowell Smith**

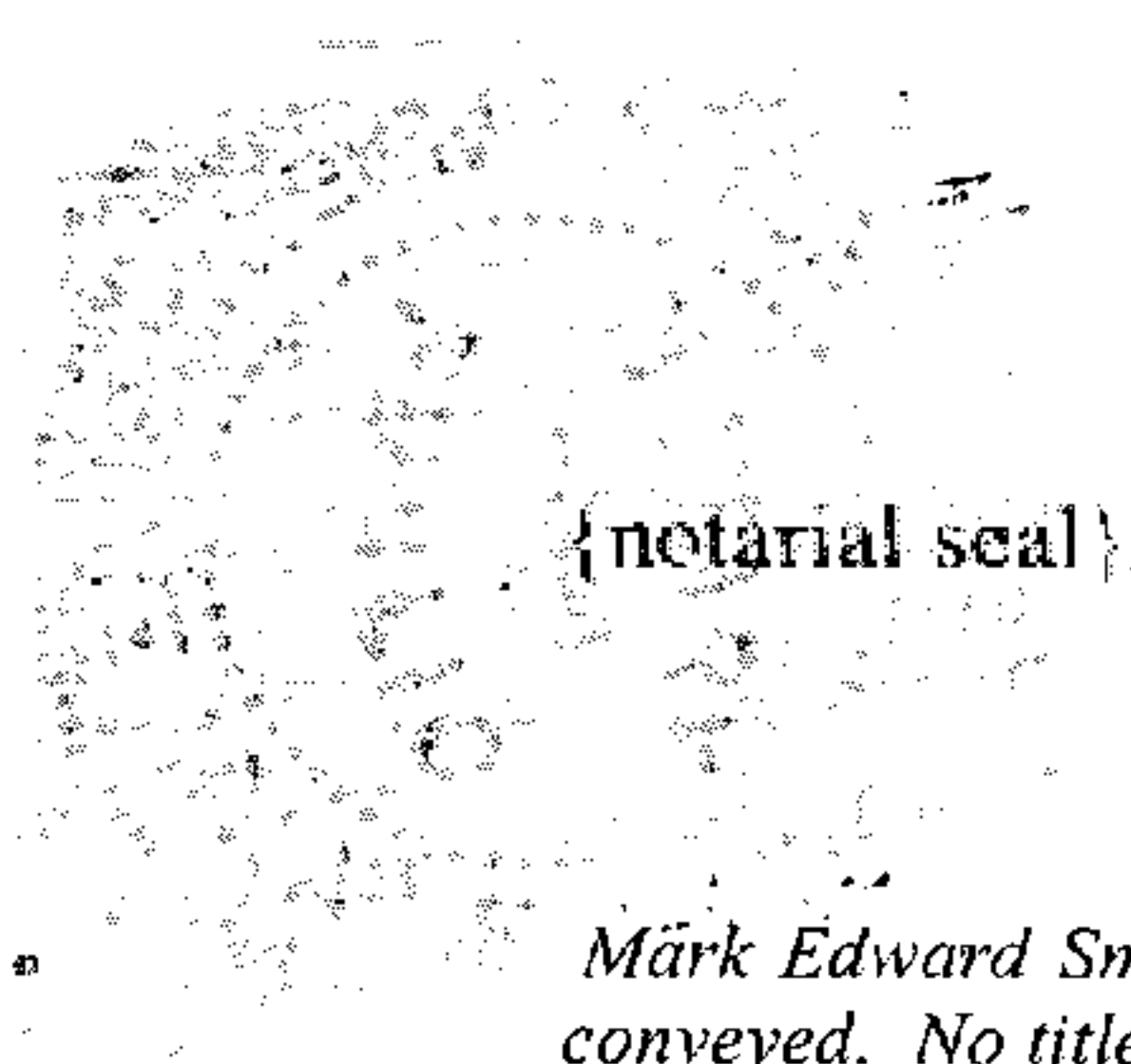
STATE OF ALABAMA

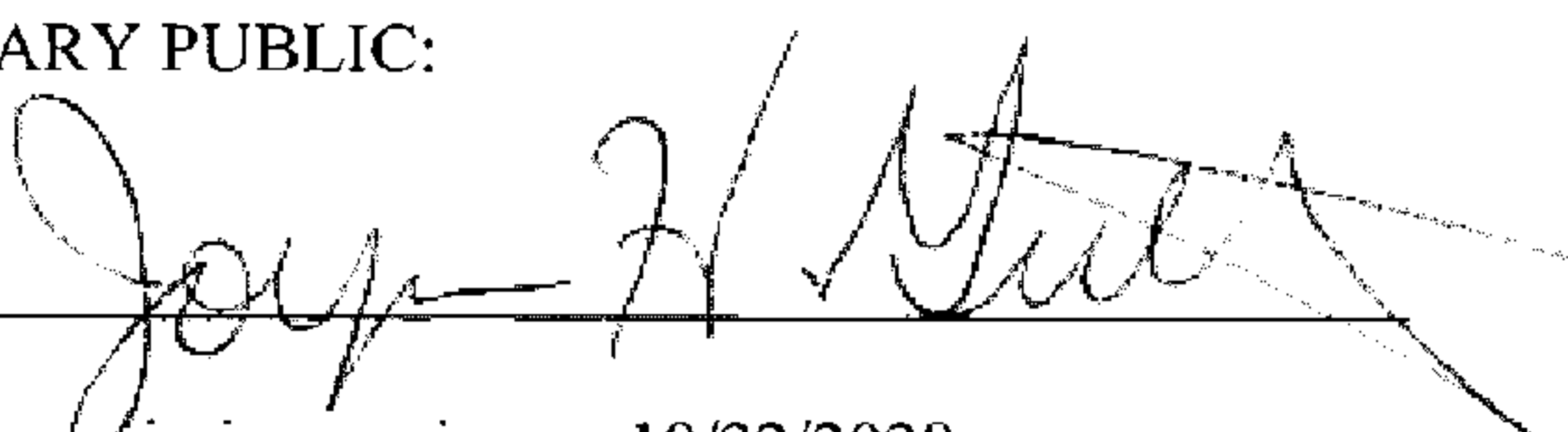
ACKNOWLEDGMENT

COUNTY OF MONTGOMERY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mark Edward Smith**, whose name is signed to the foregoing deed as administrator of the Estate of **Brian Lowell Smith**, deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that he executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama on the day the same bears date.

GIVEN under my hand and official seal of office on this 28th day of October 2024.



NOTARY PUBLIC:

My commission expires: 10/22/2028

Mark Edward Smith is acting only as preparer of this Deed and makes no warranties as to the sufficiency or status of title being conveyed. No title search was conducted; preparation was based solely on information provided by the Grantor and records.

This instrument prepared by:
The Law Office of Mark Edward Smith, LLC
631 South Perry Street
Montgomery, Alabama 36104
mark@msmith.law
334-834-8100 File No.:2306



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2024 12:38:08 PM
\$317.00 BRITTANI
20241101000341210

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Mark Edward Smith, Administrator	Grantee's Name	Stephanie Smith
Mailing Address	Estate of Brian Lowell Smith 631 S. Perry St. Montgomery, AL 36104	Mailing Address	450 S. Peachtree Pkwy, W101 Peachtree City, GA 30269
Property Address	2435 Indian Lake Drive Birmingham, AL 35244	Date of Sale	10/31/2025
		Total Purchase Price \$	291,750.00
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 <u>10/28/24</u>	Print <u>MARK E. SMITH</u>
<input checked="" type="checkbox"/> Unattested	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
<div>Print Form</div>	Form RT-1