



20241209000378440 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/09/2024 02:48:05 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Robert O. Driggers, Attorney
1993 Mountain Laurel Lane
Hoover, AL 35244

SEND TAX NOTICE TO:

Robert O. Driggers
1993 Mountain Laurel Lane
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of distribution pursuant to the terms of the Will of Patricia F. Driggers, Deceased, Shelby County, Alabama Probate Court Case No. PR 2024-601794, the undersigned Grantor,

ROBERT O. DRIGGERS, as Executor under the Will of Patricia F. Driggers, Deceased

(herein referred to as "Grantor"), does grant, bargain, distribute and convey unto

ROBERT O. DRIGGERS

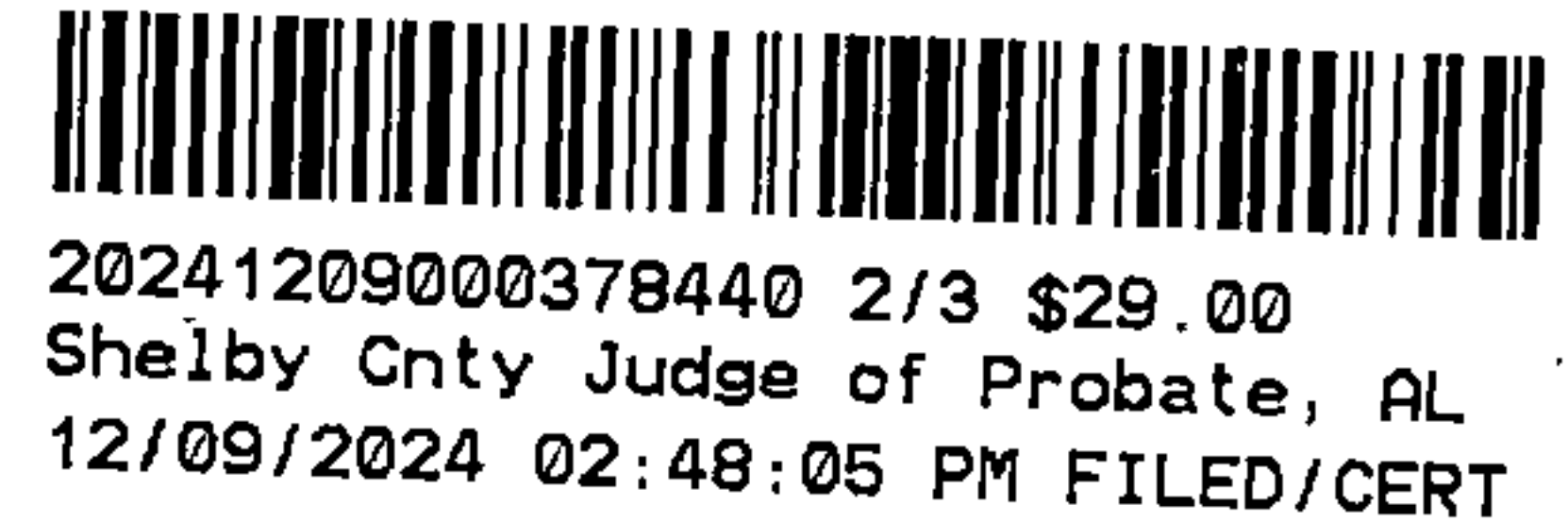
(herein referred to as "Grantee"), an entire interest, with the express intent of conveying all of the interest of the Grantor, in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13-A, according to a Resurvey of Lots 12,13,14, 15, 16, 17,18, 19, 20, 21, 22 and recreational area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 2024 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his successors and assigns forever.



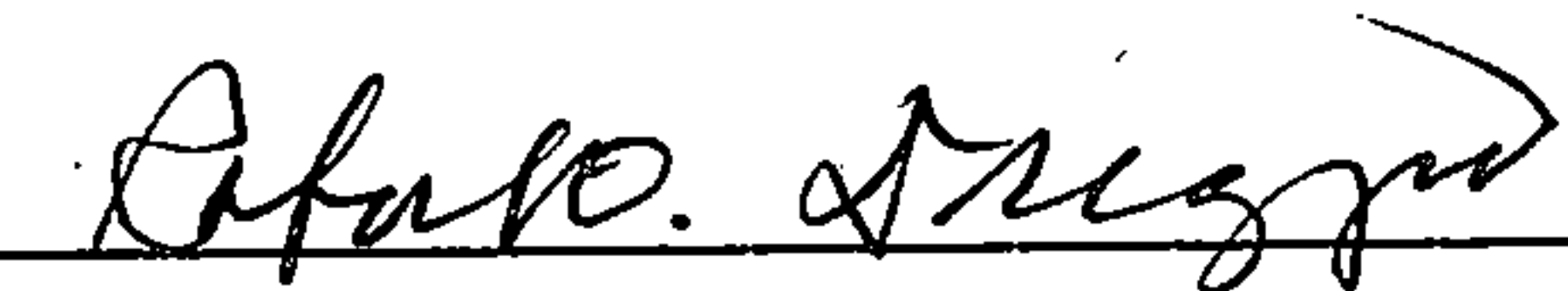
STATUTORY WARRANTY DEED

ROBERT O. DRIGGERS, Executor(Grantor)

ROBERT O. DRIGGERS, (Grantee)

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted that, at the time of delivery of this Deed, the property was free from all encumbrances made by the Grantor herein, and the Grantee will accept the same against the lawful claims and demands of all persons claiming by through, or under her, but against none other.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of December, 2024.

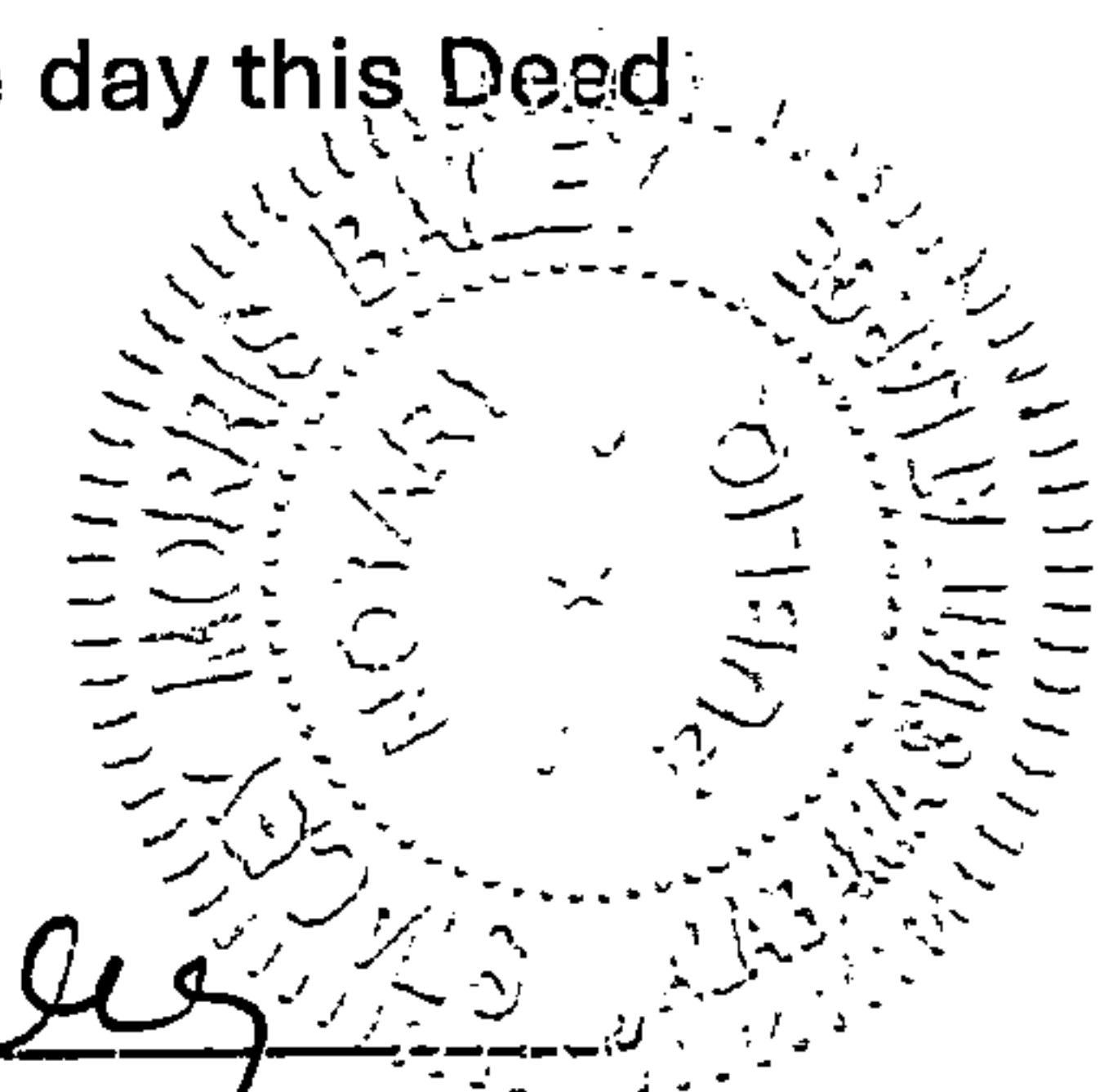

ROBERT O. DRIGGERS, as Executor
under the Will of Patricia F. Driggers,
Deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama At Large, hereby certify that Robert O. Driggers, as Executor under the Will of Patricia F. Driggers, Deceased, whose name is signed to the foregoing Statutory Warranty Deed as Executor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this Deed, he, in his capacity as such Executor, executed this Deed voluntarily on the day this Deed bears date.

Given under my hand and official seal this 9 of December, 2024.


_____, Notary Public
My Commission Expires: 4-4-27

A circular notary seal for the State of Alabama, Notary Public, with the name "James M. B. B. B." and the date "12/15/24" visible.

Real Estate Sales Validation Form

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

Grantor's Name ROBERT O. DRIGGERS, EXECUTOR Grantee's Name ROBERT O. DRIGGERS
Mailing Address 1993 MOUNTAIN LAUREL LANE Mailing Address 1993 MOUNTAIN LAUREL LANE
HOOVER, AL 35244 HOOVER, AL 35244

Property Address 1993 MOUNTAIN LAUREL LANE Date of Sale DISTRIBUTION UNDER WILL
HOOVER, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 206,900.

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
☐ 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 12/09/2024

Print ROBERT O. DRIGGERS

Unattested

(verified by)

Sign Robert O. Driggers, Executor under will
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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