

VALUE: 125,000⁰⁰

SEND TAX NOTICE TO:
Donavan Price Alexander &
Isabella Alison Alexander
1360 Nabors Street
Montevallo, Alabama 35115

This instrument was prepared by:
MORRISON HONEA, LLC
P. O. Box 278
Columbiana, AL 35051


20241220000388610 1/3 \$155.00
Shelby Cnty Judge of Probate, AL
12/20/2024 11:56:22 AM FILED/CERT

TRUSTEE'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Circuit Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **TAYLOR DAVIS ALEXANDER**, as **Personal Representative of the Estate of DONALD LEE ALEXANDER, deceased**, and as **Trustee of The Donald Lee Alexander Trust** (herein referred to as Grantor), grant, bargain, sell and convey unto **DONAVAN PRICE ALEXANDER**, an unmarried man, and **ISABELLA ALISON ALEXANDER**, an unmarried woman (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Easternmost intersection of Nabors and Moody Streets according to Lyman's Addition to the Town of Montevallo, Alabama, run in a Northeasterly direction along the Southeast line of Nabors Street for a distance of 200.00 feet, more or less, to an existing old open top iron pin being the point of beginning; thence continue in a Northeasterly direction along the Southeast line of Nabors Street for a distance of 152.35 feet to an existing iron pin (old open top); thence turn an angle to the right of 90 degrees 20 minutes 35 seconds and run in a Southeasterly direction for a distance of 150.56 feet to an existing old open top iron pin; thence turn an angle to the right of 89 degrees, 51 minutes 48 seconds and run in a Southwesterly direction for a distance of 151.60 feet to an old existing open top iron pin; thence turn an angle to the right of 89 degrees 51 minutes 04 seconds and run in a Northwesterly direction for a distance of 150.01 feet, more or less, to the point of beginning.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is executed by the undersigned **TAYLOR DAVIS ALEXANDER**, solely in his capacity as **Personal Representative of the Estate of DONALD LEE ALEXANDER, deceased**, and in his capacity as **Trustee of the Donald Lee Alexander Trust**, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Circuit Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2 day of December, 2024.

THE ESTATE OF DONALD LEE ALEXANDER,
DECEASED

By: 

TAYLOR DAVIS ALEXANDER, in his capacity as **Personal Representative of the Estate of DONALD LEE ALEXANDER, deceased**, and the **Trustee of the Donald Lee Alexander Trust**

Shelby County, AL 12/20/2024
State of Alabama
Deed Tax: \$125.00

STATE OF ~~ALABAMA~~ *Georgia*
Forsyth COUNTY



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TAYLOR DAVIS ALEXANDER**, whose named as **Personal Representative of the Estate of DONALD LEE ALEXANDER, deceased, and as Trustee of the Donald Lee Alexander Trust**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2024.

Teresa Leigh Knox

Notary Public

My commission expires: 10/26/2028



Real Estate Sales Validation Form

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

Grantor's Name Taylor Alexander
Mailing Address 2345 Jakin Way
Sumner, GA 30024

Grantee's Name Donovan Alexander and
Mailing Address Isabella Alexander
1360 Nabors St
Montevallo, AL 35015

Property Address 1360 Nabors St.
Montevallo, AL 35015

Date of Sale 12/19/24
Total Purchase Price \$

or
Actual Value \$ 125,000.00

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)

☐ 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 12/19/24

Print Taylor Alexander

Unattested

(verified by)

Sign

Ty Alexander

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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