

This Instrument was prepared WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY BY:
Yawanna McDonald
Campbell Partners, LLC
505 20th Street North, Suite 1600
Birmingham, Alabama 35205

STATE OF ALABAMA §
 § SS.
SHELBY COUNTY §


20250114000013320 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/14/2025 02:46:37 PM FILED/CERT

ESTATE DISTRIBUTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, That Yawanna N. McDonald, having been duly appointed as the Successor Administrator of the Estate of Princeton P. Thornton, AKA Princeton Pruett Thornton Jr., CASE NO.:PR-2022-001121, deceased, (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, in hand paid to the Grantor, the receipt whereof is hereby acknowledged, the undersigned hereby release, grant, bargain, sell, and convey to Chad Thornton, an unmarried individual, (the "Grantee") all right, title, and interest, in and to certain real property, situated in Shelby County, Alabama more particularly described as follows:

Parcel Number: 23 2 10 2 002 016.000

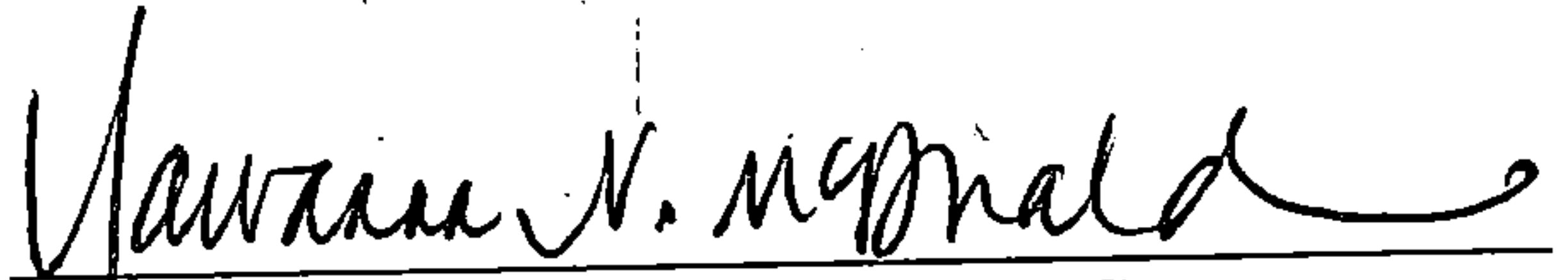
Lot 81, according to the survey of Sterling Gate, Sector 5, as
recorded in Map Book 37,
Page 114, in the Probate Office of Shelby County, Alabama.

Property Address: 432 Sterling Park Circle, Alabaster

This property does constitute the homestead of the Grantor.

TO HAVE AND TO HOLD said premises, together with the appurtenances thereunto unto the said Grantee, his heirs and assigns, FOREVER.

IN WITNESS WHEREOF, the said Grantor has caused this Instrument to be executed on this the 30th day of December, 2024.


Yawanna N. McDonald, as Successor
Administrator for the Estate of Princeton P.
Thornton, AKA Princeton Pruett Thornton
Jr.

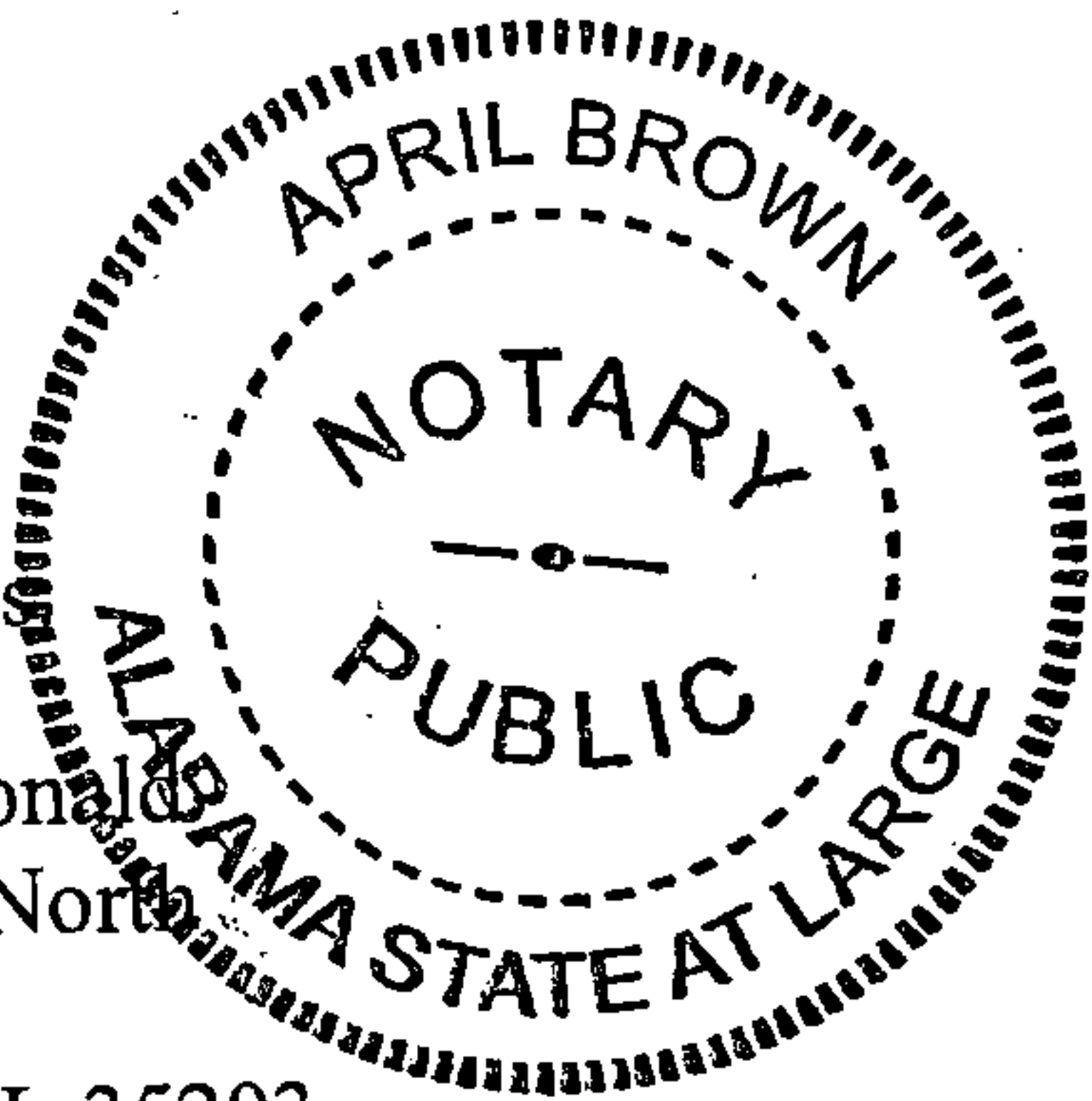
STATE OF ALABAMA)

JEFFERSON COUNTY)

20250114000013320 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a notary public in and for the State of Alabama, hereby certify that Yawanna McDonald, as Successor Administrator for the Estate of Princeton P. Thornton, AKA Princeton Pruett Thornton Jr., whose name 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, that she as the fiduciary agent of the Estate and with full authority, executed the same voluntary on behalf of the Estate on the day the same bears date.

Given under my hand on this the 30th day of December, 2024.



[Signature]
Notary Public

My Commission Expires: _____

My Commission Expires March 25, 2026

Grantor's Address

Yawanna McDonald
505 20th Street North
Suite 1600
Birmingham, AL 35203

GRANTEE'S ADDRESS:

Chad Thornton
432 Sterling Park Circle
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Estate of Princeton Thornton
Mailing Address 505 20th Street North
Suite 1600
Birmingham AL 35203

Grantee's Name Chad Thornton
Mailing Address 432 Sterling Park Circle
Alabaster, AL

Property Address 432 Sterling Park Circle

Date of Sale Dec 30, 2024
Total Purchase Price \$ 650,000

or
Actual Value \$ 650,000

or
Assessor's Market Value \$ _____



20250114000013320 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/14/2025 02:46:37 PM FILED/CERT

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 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 1/14/2025
[Signature]

Print Yvonne McDonald

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1