

Parcel I.D. #:

Send Tax Notice To:

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20250123000022500 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/23/2025 11:16:16 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Five Hundred and 00/100, (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Lauren N. Thompson, as Executrix of the Estate of Jewell Geneva Cochran Riffe, a deceased person, having died testate on or about 18 May, 2023, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2023-649,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Patrice Moon Riffe,** hereinafter known as the GRANTEE;

Commence at the NW Corner of Lot 5A of Shelby Shores, 1974 Addition, Phase 1, as recorded in Map Book 6, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama; thence S39°20'32"W for a distance of 208.71'; thence S50°38'22"E for a distance of 209.94' to the Northwesterly R.O.W. line of Wallace Drive and a curve to the left, having a radius of 751.78, and subtended by a chord bearing S34°09'18"W and a chord distance of 47.97'; thence along the arc of said curve and along said R.O.W. line for a distance of 47.97' to the POINT OF BEGINNING and a compound curve to the left, having a radius of 751.78 and subtended by a chord bearing S29°29'26"W and a chord distance of 74.40'; thence along the arc of said curve and along said R.O.W. line for a distance of 74.43'; thence N49°48'21"W and leaving said R.O.W. line for a distance of 226.99'; thence N39°18'37"E for a distance of 70.00'; thence S50°38'22"E for a distance of 214.28' to the POINT OF BEGINNING.

Said Parcel containing 0.36 acres, more or less.

Subject to any and all easements, rights of way and restrictions of record.

Shelby County, AL 01/23/2025
State of Alabama
Deed Tax: \$1.00



20250123000022500 2/5 \$35.00
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Said legal description herein was taken from that certain survey performed by Rodeny Shifflet, AL Reg. # 01784, known as Job # 20656. This instrument was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14 Day of January, 2025.

**Lauren N. Thompson, as Executrix of the
Estate of Jewel Geneva Cochran Riffe, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2023-649**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Lauren N. Thompson, as Executrix of the Estate of Jewel Geneva Cochran Riffe, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.



20250123000022500 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
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Given under my hand and official seal of office on this the 14 Day of
JAN, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

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 Jewell Riffe
Mailing Address 355 WALLACE DRIVE
Shelby, AL 35143

Grantee's Name Patrice Mon Riffe
Mailing Address 391 WALLACE DR.
Shelby, AL 35143

Property Address 0.36 ACES ADJACENT
to 355 WALLACE DRIVE

Date of Sale 1/14/25

Total Purchase Price \$

or

Actual Value

\$ 1,000.-

or

Assessor's Market Value \$



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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 TAX VALUE

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 1/14/25

Unattested

(verified by)

Print

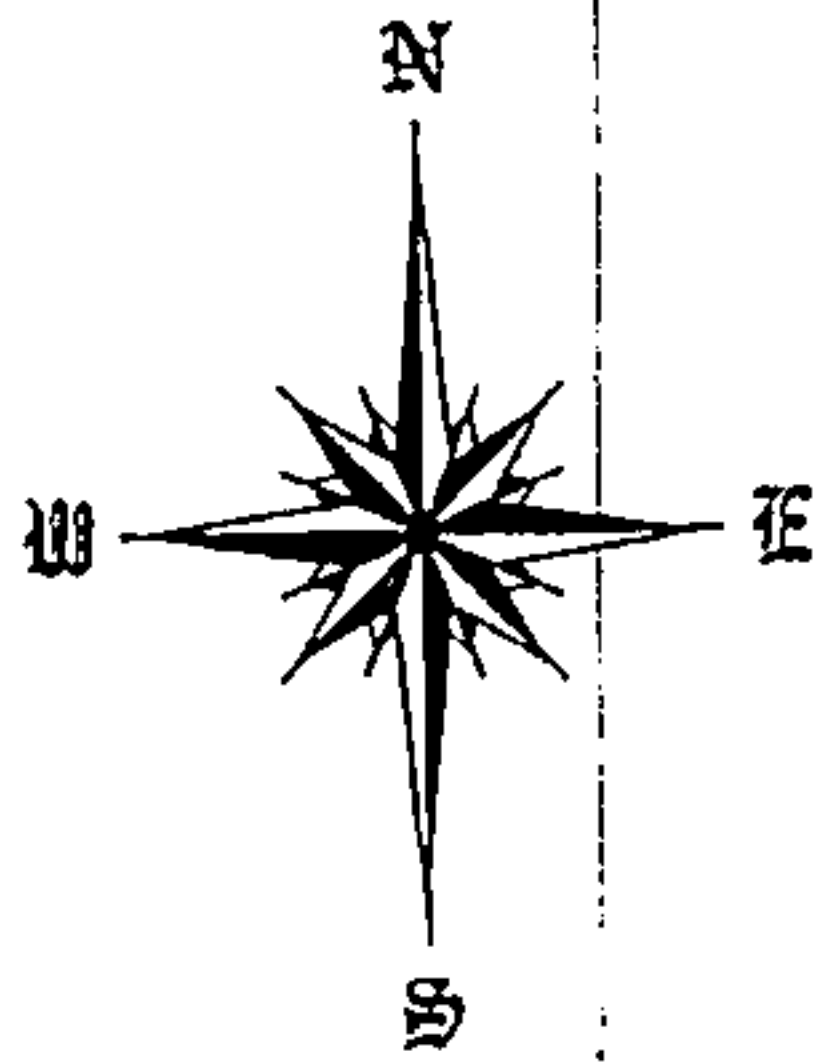
Lauren N. Thompson

Sign

Lauren N. Thompson

(Grantor/Grantee/Owner/Agent) circle one

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.97'	751.78'	S 34°09'18" W	47.97'
C2	74.43'	751.78'	S 29°29'26" W	74.40'



LOT 5-A
SHELBY SHORES, 1974 ADD, PH 1
MB 6, PG 15

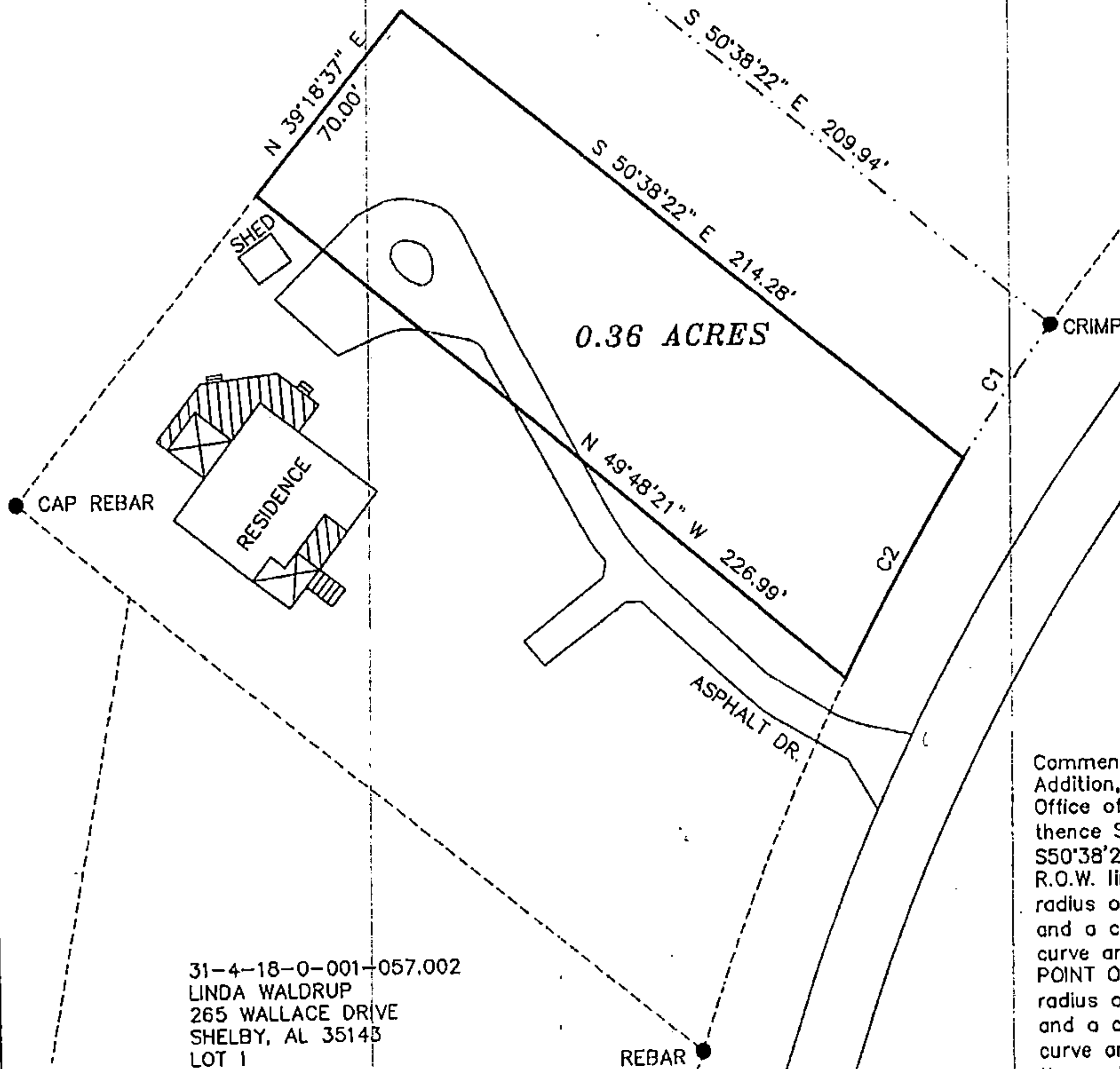
NW CORNER
LOT 5A
SHELBY SHORES 1974 ADD
PHASE 1
MB 6, PG 15
SHELBY COUNTY, AL
CRIMP



20250123000022500 5/5 \$35.00;
Shelby Cnty Judge of Probate, AL
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31-3-07-0-002-003.000
HAROLD & JEWEL RIFFE
355 WALLACE DRIVE
SHELBY, AL 35143
LOT 6-A
SHELBY SHORES, 1974 ADD, PH 1
MB 6, PG 15

WALLACE DRIVE - 60' R.O.W.

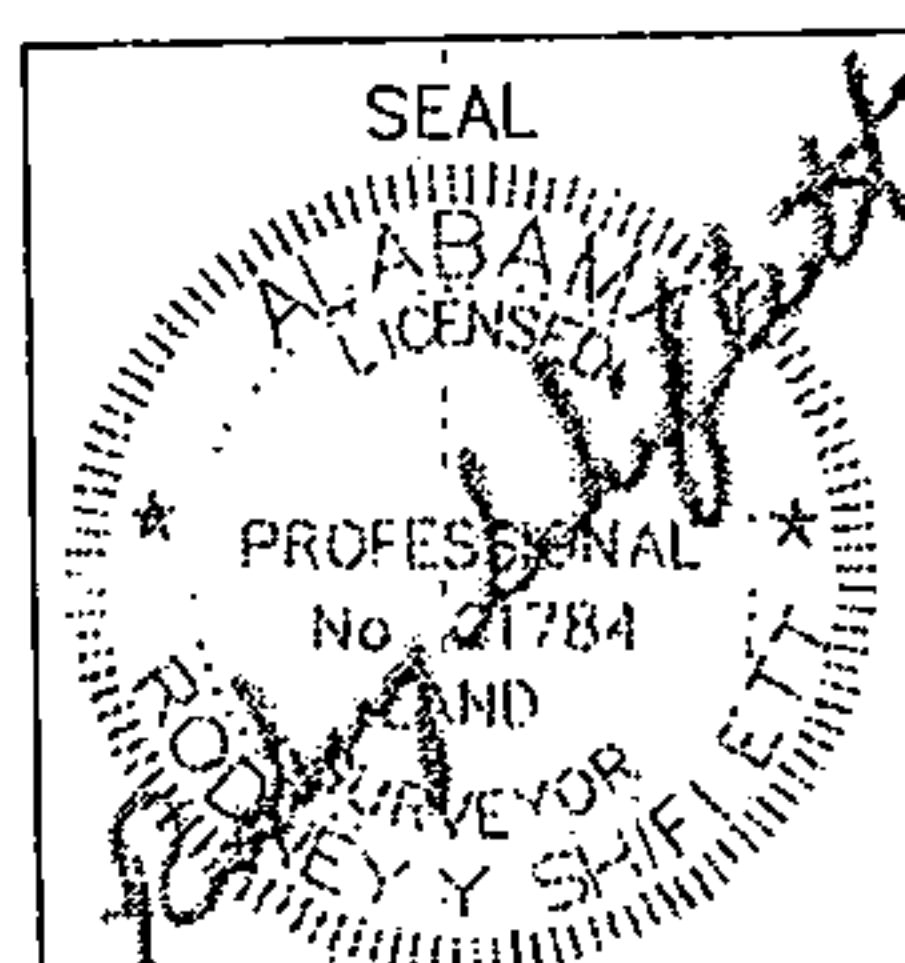


LEGAL DESCRIPTION

Commence at the NW Corner of Lot 5A of Shelby Shores, 1974 Addition, Phase 1, as recorded in Map Book 6, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama; thence S39°20'32"W for a distance of 208.71'; thence S50°38'22"E for a distance of 209.94' to the Northwestern R.O.W. line of Wallace Drive and a curve to the left, having a radius of 751.78, and subtended by a chord bearing S34°09'18"W and a chord distance of 47.97'; thence along the arc of said curve and along said R.O.W. line for a distance of 47.97' to the POINT OF BEGINNING and a compound curve to the left, having a radius of 751.78 and subtended by a chord bearing S29°29'26"W and a chord distance of 74.40'; thence along the arc of said curve and along said R.O.W. line for a distance of 74.43'; thence N49°48'21"W and leaving said R.O.W. line for a distance of 226.99'; thence N39°18'37"E for a distance of 70.00'; thence S50°38'22"E for a distance of 214.28' to the POINT OF BEGINNING.

Said Parcel containing 0.36 acres, more or less.

31-4-18-0-001-057.002
LINDA WALDRUP
265 WALLACE DRIVE
SHELBY, AL 35143
LOT 1
TURTLE COVE, 1ST ADD.
MB 12, PG 55



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 20656
DATE 7/14/23 DATE OF FIELD SURVEY 2020
ADDRESS Wallace Drive SCALE 1" = 50' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298