

Parcel I.D. #:

Send Tax Notice To:

20250220000050780 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
02/20/2025 03:57:32 PM FILED/CERT

## EXECUTRIX'S DEED

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                 )

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 **Lauren N. Thompson and Adam Riffe,** hereinafter known as the GRANTEE;

PARCEL ONE: *Lot 6-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, Page 15. SUBJECT TO same restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 1, Page 62. SUBJECT TO building line as shown on map of said subdivision.*

PARCEL TWO: *Commence at the common corner of Lot 5-A and Lot 6-A, The 1974 Addition to Shelby Shores, Phase One, as recorded in Map Book 6, Page 15, in the Office of the Judge of Probate, Shelby County, on the North right of way line of Wallace Drive; Thence run NW along the common line of Lot 5-A and Lot 6-A a distance of 208.71 feet to the Point of Beginning; Thence continue along a projection of said common line a distance of 270.85 feet; Thence turn an angle of 90 degrees 00 min. to the left and run a distance of 444.31 feet; Thence turn an angle of 90 degrees 00 min. to the left and run a distance of 533.08 feet to the P.T. of a R/W curve on the North R/W line of Wallace Drive; Thence turn an angle of 111 deg. 45 min. 00 sec. to the left to the Tangent, and run along said R/W curve (whose Delta Angle is 18 deg. 28 min. 27 sec. To the right, Radius is 751.78 feet, Tangent is 122.26 feet, Length of Arc is 242.40 feet) to a point on the R/W curve, and the SW corner of said Lot 6-A; Thence turn an angle of 86 deg. 43 min. 27 sec. to the left from the tangent and run along the West line of said Lot 6-A a distance of 209.94 feet to the NW corner of*

said Lot 6-A; Thence turn an angle of 90 degrees 00 min. to the right and run along the NW line of said Lot 6-A a distance of 208.71 feet to the Point of Beginning. Situated in Section 7 and Section 18, Township 22 South, Range 2 East, Shelby County, Alabama, said parcel containing 4.00 acres.

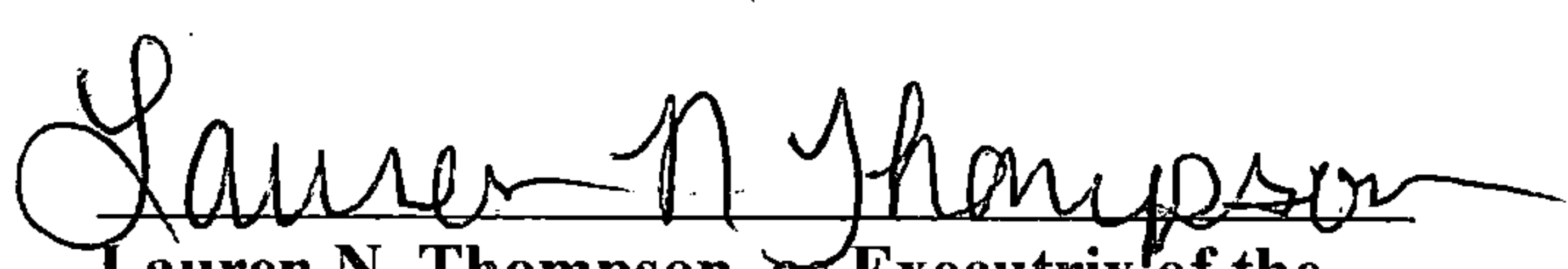
Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain instrument recorded in Book 415, Page 764 as recorded in the Probate Judge's Office of Talladega County, Alabama. This instrument was prepared without the benefit of a title search or survey.

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 he 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 10 Day of Feb, 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 Pubic in and for said State, do hereby certify that Lauren N.



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*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.

Given under my hand and official seal of office on this the 10 Day of Feb, 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



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Shelby Cnty Judge of Probate, AL  
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This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Est. of Jewel Riffe  
355 WALLACE DR.  
Shelby, AL 35143

Grantee's Name  
Mailing Address

Lauren Riffe Thompson  
355 WALLACE DR.  
Shelby, AL 35143

Property Address

355 WALLACE DR.  
Shelby, AL 35143

Date of Sale

2/10/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

296,490.-

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 Record

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 2/10/25

Unattested

(verified by)

Print Lauren N. Thompson

Sign Lauren N. Thompson

(Grantor/Grantee/Owner/Agent) circle one