

This instrument was prepared by:
Jill T. Karle, Esq.
105 North Main Street
Columbiana, AL 35051

WITHOUT EXAMINATION OF
TITLE OR CERTIFICATION TO
CORRECTNESS OF DESCRIPTION

Please Send Tax Notice To:
Roy Michael Stewart
369 Highway 442
Sterrett, AL 35147

ADMINISTRATOR DEED

20250226000057310 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
02/26/2025 01:43:50 PM FILED/CERT

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

THIS INDENTURE, made and entered into this the 26th day of Feb., 2025 by and between, Cynthia M. Price, an unmarried woman, and Dennis Gary Stewart, an unmarried man, conveying property that is not a part of their homestead, as Administrators of the Estate of Mary Alline Stewart, Deceased, (hereinafter referred to as Grantor), and Roy Michael Stewart, a married man (Hereinafter referred to as Grantee), and

WHEREAS, Mary Alline Stewart, a resident of Shelby County, Alabama, died intestate on the 27th day of June, 2020, and Letters of Administration were duly issued to Cynthia M. Price and Dennis Gary Stewart by the Probate Court of Shelby County, AL, Case No.: PR-2024-207 and that under and by the virtue of said Letters of Administration, Cynthia M. Price and Dennis Gary Stewart were appointed Co-Administrators of the Estate of Mary Alline Stewart, deceased, has been regularly and duly appointed as such, and is still acting in such capacity; that under and by the virtue of the terms and conditions of the Letters Testamentary, the said Co-Administrators have full power and authority to dispose of said property as herein disposed.

NOW, THEREFORE, Cynthia M. Price and Dennis Gary Stewart by the powers conferred by law, and every other power, and in conformity with and pursuant to the authority of the said Letters of administration, do hereby grant, bargain, sell, and convey unto said Grantee, Roy Michael Stewart, his heirs and assigns forever, in Fee Simple, all of that certain property located at 369 Highway 442, Sterrett, AL 35147 in Shelby County, Alabama, legally described as follows, to-wit:

One acre of land, more or less, in the SE 1/4 of the NE 1/4 of Section 29, and in the SW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County Alabama, described as follower:

Commence- at the Southwest corner of the SE1/4 of the NE1/4 of said Section 29, thence run East along the South1/4-1/4 line a distance of 825.46 feet; thence run North a distance of 533.79 feet to an iron pin on the Northerly side of Shelby County Highway No. 444 (Heading Mill Road); Thence run South 73 degrees 40 min. East along said highway a distance of 228.0 feet to the point of beginning; thence run South 63 deg. 40 min. East along the Northerly side of said highway a distance of 210.0 feet; thence run North 40 deg. 40 min. East a distance of 210.0 feet; Thence run North 63 deg. 40 min. West a distance of 210.0 feet; thence run South 40 deg. 40 min. West a distance of 210.0 feet to the point of beginning.

TOGETHER with all and singular rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said GRANTEE, in Fee Simple, his heirs and assigns forever, together with every contingent remainder and the right of reversion.

No liability is assumed for possible unfilled mechanic's or materialmen's liens.

IN WITNESS WHEREOF, GRANTORS HAVE hereunto set GRANTORS'S hand and seal, this the 26 day of Feb. 2025.

Cynthia M. Price
CYNTHIA PRICE, GRANTOR
Dennis Gary Stewart
DENNIS STEWART, GRANTOR



20250226000057310 2/3 \$61.00
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia M. Price and Dennis Gary Stewart, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, hves executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of Feb., 2025.

Notary Public

Commission expires:

10-29-28

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 Mary Alline Stewart Grantee's Name Roy Michael Stewart
Mailing Address 8350 Co Rd 51 Mailing Address 369 Hwy 442
Westover AL Stewart AL
35147 35147

Property Address 369 Hwy 442 Date of Sale _____
Stewart AL Total Purchase Price \$ 30,000
35147 or
Actual Value \$ _____
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 ☐ Appraisal
☐ Sales Contract ☒ Other PER AGREEMENT
☐ 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,

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 2-26-25

Print Cynthia Price

Unattested

Sign

Cynthia Price

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1