

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:  
Jimmy Stewart  
8146 Highway 51  
Sterrett, AL 35147

**ADMINISTRATOR DEED**



20250226000057320 1/3 \$61.00  
Shelby Cnty Judge of Probate, AL  
02/26/2025 01:43:51 PM FILED/CERT

STATE OF ALABAMA }  
SHELBY COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

THIS INDENTURE, made and entered into this the 25<sup>th</sup> 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 Jimmy Lane Stewart, an unmarried man (Hereinafter referred to as Grantee), and

WHEREAS, Mary Alline Stewart, a resident of Shelby County, Alabama, died intestate on the 27<sup>th</sup> 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, Jimmy Lane Stewart, his heirs and assigns forever, in Fee Simple, all of that certain property located at 8146 Highway 51, Sterrett, AL 35147 in Shelby County, Alabama, legally described as follows, to-wit:

Commence at the NE corner of section 29, Township 19 S, Range 1 east, thence run South along the east line of said Section 29, a distance of 1336.32 feet to the SE corner of the NE 1/4 of the NE angle of 93 degrees 06' 57" to the right and run a distance of 747.66 feet to an iron pin on the SE margin of Shelby County Highway No. 51, and the point of beginning; thence turn an angle of 55 degrees 11' 12" to the left and run along the SE margin of said road, a distance of 105.00 feet; To an iron pin; thence, turn and angle of 87 degrees 46' 20" to the left and run a distance of 413.67 feet; thence turn an angle of 92 degrees 13' 40" to the left and run a distance of 105.00 feet to an iron pin; thence turn an angle of 87 degrees 46' 20" to the left and run a distance of 413.67 feet to the point of beginning. Situated in the E 1/2 of the NE 1/4 of Section 29, Township 19 South, Range one East, Shelby County, Alabama.

Subject to:

- 1) Taxes due in the year 1982 which are a lien but not due and payable until October one, 1982;
- 2) All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel income on or under subject property.

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.



20250226000057320 2/3 \$61.00  
Shelby Cnty Judge of Probate, AL  
02/26/2025 01:43:51 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 25<sup>th</sup> day of Feb, 2025.

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

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 is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

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

Notary Public [Signature], 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 Jimmy Stewart  
Mailing Address 8150 Hwy 51 Mailing Address 8146 Hwy 51  
Westover AL Stetter AL  
35147 35147

Property Address 8146 Hwy 51 Date of Sale \_\_\_\_\_  
Stetter 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, 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 2-26-25

Print Cynthia M. Price

Sign Cynthia M. Price  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)