

20250324000086140 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
03/24/2025 11:01:12 AM FILED/CERT

This Instrument Was Prepared By:
William H. Robertson, V
Robertson Law Firm
302 East Broad Street
Eufaula, Alabama 36027
(334) 845-7980

STATE OF ALABAMA)
COUNTY OF SHELBY)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on January 1, 2024, **Michael A. Heard** (hereinafter sometimes referred to as the "Decedent") died, leaving a Last Will and Testament ("Will") which was filed for probate in the state of Florida where he was a resident at the time of his death; and in said proceedings Joseph Boyles, Esq., was appointed as Executor and Personal Representative of the Will and Estate of Michael Anthony Heard, Deceased ("Estate"); and

WHEREAS, on December 11, 2024, said Will was duly admitted to probate and record in the Probate Court of Shelby County, Alabama, in proceedings filed in Probate Court Case No. PR-2024-001831; and

WHEREAS, the hereinafter described parcel of real property was owned by the said Michael A. Heard at the time of his death, and pursuant to the Third article of the Will of Michael Anthony Heard, said property is to be devised and bequeathed to the Michael Anthony Heard Revocable Trust;

WHEREAS, the only asset of the Estate which is located in Shelby County, Alabama, is the hereinafter described real property;

NOW, THEREFORE, in consideration of the premises recited herein, and in order to affirm, acknowledge, assent to and release any claim of the Estate in or to said real property, and to accomplish the Decedent's wishes as contained in his Will, the undersigned, **Joseph Boyles, Esq., as Personal Representative of the Will and Estate of Michael Anthony Heard, Deceased** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto the **Michael Anthony Heard Revocable Trust** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5A, according to the Final Plat of The Woodlands, Sector 4, as recorded in Map Book 36, at Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.



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RECITAL: See General Warranty Deed found in Book 20181220000445030, recorded on 12/20/2018, in the Official Records of the Shelby County Probate Office.

RECITAL: This deed is given for a nominal consideration for the purpose of perfecting the title to real estate, as provided in Section 40-22-1(b)(2), Code of Alabama, 1975.

NOTE: The scrivener of this document does not attest to the accuracy of the legal description contained herein, and no certificate, guaranty or opinion of title is intended nor should the same be presumed hereby, unless one was issued at the request of one of the parties hereto.

~~TO HAVE AND TO HOLD~~ the aforesaid premises, with all improvements thereon, unto the said Grantee, its successors and/or assigns, in fee simple forever.

IN WITNESS WHEREOF, the said Joseph Boyles, Esq., as Personal Representative of the Estate of Michael Anthony Heard, Deceased, has hereunto subscribed his name on this instrument this the 25th day of February, 2025.



Joseph Boyles, Esq.,
Personal Representative of the Will and Estate
of Michael Anthony Heard, Deceased

STATE OF FLORIDA)
COUNTY OF Escambia)

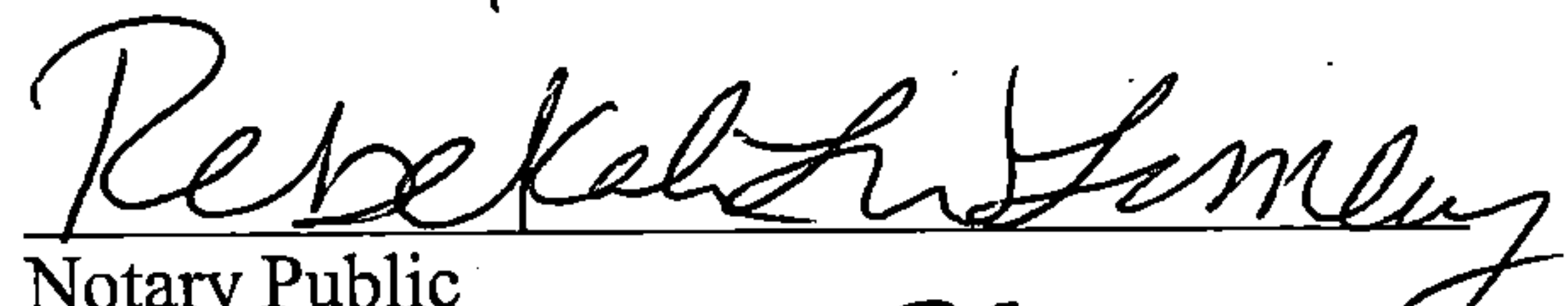
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Boyles, Esq., whose name as Personal Representative of the Estate of Michael Anthony Heard, Deceased, is 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, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 25th day of February, 2025.

(SEAL)



REBEKAH L.W. LEMLEY
Notary Public
State of Florida
Comm# HH161263
Expires 8/4/2025



Notary Public
My Commission Expires: 8/4/2025

Grantees' Address:
9815 US Highway 98 W, Lot 305
Miramar Beach, Florida 32550

Parcel ID No.: 12-6-13-0-000-037.001

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Joseph Boyles, Esq.
Mailing Address Post Office Box 13464
Pensacola, Florida
32591-3464

Grantee's Name Michael Anthony Heard Revocable Trust
Mailing Address 9815 US Highway 98 W, Lot 305
Miramar Beach, Florida 32550

Property Address Lot 5A, The Woodlands
Shelby County, Alabama

Date of Sale February 25, 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 37,000.00

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 AL Code 40-22-1 (b)(2) - See Deed

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 3/20/25

Unattested
(verified by)

Print William H. Robertson, V
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one