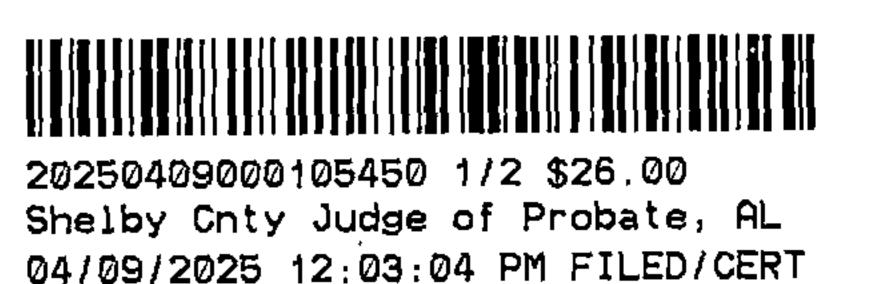
This instrument was prepared by: James V. Green, Jr. P.O. Box 878 Alabaster, Alabama 35007

WITHOUT EXAMINATION OF TITLE OR CERTIFICATION TO CORRECTNESS OF DESCRIPTION



Please Send Tax Notice To: James W. Brown 10710 Apache Avenue NE Albuquerque, NM 87112

## ADMINISTRATOR DEED

## STATE OF ALABAMA SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, James H. Brown, a resident of Shelby County, Alabama, died intestate on the July 16, 2024, and Letters Testamentary were duly issued to James W. Brown by the Probate Court of Shelby County, AL, Case No.: PR-2024-000667 and that under and by the virtue of said Letters Testamentary, James W. Brown was appointed Personal Representative of the Estate of James H. Brown, 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 Personal Representative has full power and authority to dispose of said property as herein disposed.

NOW, THEREFORE, James W. Brown by the powers conferred by law, and every other power, and in conformity with and pursuant to the authority of the said Letters Testamentary, does hereby grant, bargain, sell, and convey unto said Grantees, James W. Brown and Gregory Brown, their heirs and assigns forever, in Fee simple as joint tenants with right of survivorship, all of that certain property located in Shelby County, Alabama, with a street address of 220 Nayajo Pines Drive, Alabama, Shelby County, Alabama and legally described as follows, to-wit:

Lot 52 according to Map of Navajo Pines as recorded in Map Book 5 page 108 in Probate Office of Shelby County Alabama.

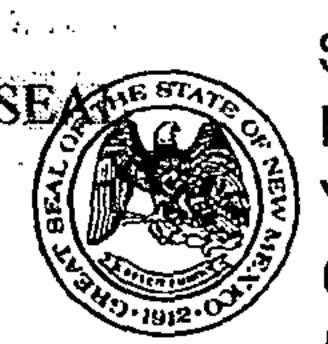
TO HAVE AND TO HOLD to the said GRANTEES, in Fee Simple as joint tenants with right of survivorship, their heirs, successors and assigns forever, together with every contingent remainder and the right of reversion.

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

IN WITNESS WHEREOF, GRANTOR HAS hereunto	set GRANTOR'S hand and seal, this the day of
2022.	
	JAMES W. BROWN, GRANTOR
	JAMES W. BROWN, GRANTOR
STATE OF New Mexico Bernalilla COUNTY	
dermaliii() COUNTY )	${oldsymbol{ u}}$

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Brown, whose name 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the day of April , 2025,



STATE OF NEW MEXICO
NOTARY PUBLIC
Yesenia Moreno
Commission No. 2004751
Expires: November 15, 2028

Notary Public

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975. Section 40-22-1

Createrle			
If the conveyance above, the filing of	document presented for recordation this form is not required.	on contains all of the re	quired information referenced
Closing Stater		Other /2ec/////	
Sales Contrac	+		
Bill of Sale		Appraisal	-u <sub>j</sub>
evidence: (check o	ne) (Recordation of documentar	veridence is not requir	e lollowing documentary
The purchase price	or actual value claimed on this form	orm can be verified in H	aa fallamina daamaa aa
	<b>A</b>	ssessor's Market Value	\$ 226.000
		or	
		Actual Value	\$
•	<u> </u>	or	
	Alasaster Al 35007	Total Purchase Price	\$
Property Address	TO TO TO TO THE	Date of Sale	_
,			
	Alan 5 TECA 1 35007		Alast-STEC A ( 3500 )
	220 NAVA TO, PINES DE	ivialling Address	138 KARKPIALE CIR
Mailing Address	JAMES HBROWN	Grantee's Name	GREGORY (BROWN)
Grantor's Name	500-145		

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, i

Date of Sale - the date on which interest to the property was conveyed.

(verified by)

20250409000105450 2/2 \$26.00 Shelby Cnty Judge of Probate, AL 04/09/2025 12:03:04 PM FILED/CERT

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).

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).

Unattested

Leging Lhour (Grantør/Grantee/Owner/Agent) circle one

Form RT-1