

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



20250409000105450 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/09/2025 12:03:04 PM FILED/CERT

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,

THIS INDENTURE, made and entered into this the 1 day of April, 2025 by and between, James W. Brown, an unmarried man, conveying property that is not a part of his homestead, as Personal Representative of the Estate of James H. Brown, Deceased, (hereinafter referred to as Grantor), and James W. Brown, an unmarried man and Gregory Brown, a married man, as joint tenants with right of survivorship (Hereinafter referred to as Grantees), and

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 Navajo Pines Drive, Alabaster, 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 unfilled mechanic's or materialmen's liens.

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the _____ day of _____, 2022.

STATE OF New Mexico
Bernalillo COUNTY)

James W. Brown
JAMES W. BROWN, GRANTOR

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 1 day of April, 2025.



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

Yesenia Moreno
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name JAMES H BROWN
Mailing Address 220 NAVAJO PINES DR
ALABAMA AL 35007

Grantee's Name GREGORY L BROWN
Mailing Address 138 PARK PLACE CIR
ALABAMA AL 35007

Property Address 220 NAVAJO PINES DR
ALABAMA AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 226,000

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 Per Will

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 4-9-2025

Unattested

(verified by)

Print GREGORY L BROWN

Sign GREGORY L BROWN

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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