

This Instrument was prepared by:
Gregory A. Kennemer, P.C.
2908 Crescent Avenue
Birmingham, Alabama 35209

Send Tax Notice to:
Carla Dean Evans
214 First Avenue
Alton, Iowa 51003

**STATE OF ALABAMA
SHELBY COUNTY**

*** This deed is prepared by drafter without benefit of title abstract, property report or title opinion and using the description provided by others.

EXECUTOR'S DEED

[This conveyance is made pursuant to a testamentary distribution]

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid by **CARLA DEAN EVANS**, the receipt in full and sufficiency whereof is acknowledged, the undersigned, Estate of **JERI ANN VANDIVER**, by **CARLA DEAN EVANS, Personal Representative/Administrator**, does grant, bargain, sell and convey unto the said **CARLA DEAN EVANS, a married woman**, the following described real property, situated in Shelby County, Alabama, to wit:

Real property described in Exhibit A, which is attached hereto and incorporated herein by reference.

Parcel ID # 10 2 03 0 001 057.58

The above property is not the homestead of the grantor or grantee.

TO HAVE AND TO HOLD unto the said **CARLA DEAN EVANS**, his/her/their heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Estate of **JERI ANN VANDIVER**, has caused these presents to be executed by its duly authorized **Personal Representative/Administrator, CARLA DEAN EVANS** this 11th day of April, 2025



Estate of JERI ANN VANDIVER
By: CARLA DEAN EVANS
Personal Representative/Administrator

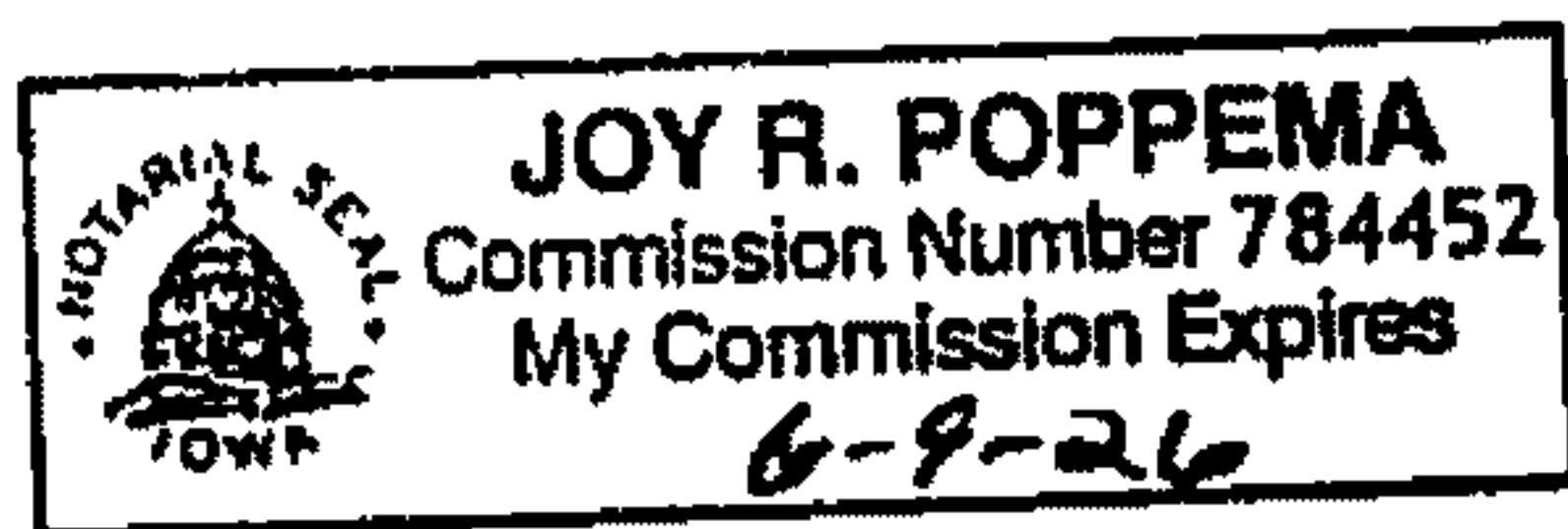
Personal Representative/Administrator Grantee's
Address: Carla Dean Evans
214 First Avenue
Alton, Iowa 51003

STATE OF Iowa)
Sioux COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **CARLA DEANE EVANS** whose name as Personal Representative/Administrator for Estate of **JERI ANN VANDIVER**, 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, she as such Personal Representative/Administrator and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of April, 2025

(SEAL)



Joy R. Poppema
 Notary Public
 My Commission Expires: 6-9-26

EXHIBIT A

Lot B, Block 18, according to the Amended Survey of Riverwood, Fourth Sector, as recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

SUBJECT TO:

1. Current taxes.
2. 5 foot easement on front, 20 foot easement thru middle, and 10 foot easement on rear as shown on recorded map.
3. 25 foot building line as shown by recorded map.
4. Right of way with Alabama Power Company recorded in Vol. 345, page 661, in said Probate Office.
5. Restrictions contained in Misc. Volume 48, page 281, and Misc. Vol. 39, page 880, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol 48, page 278, in said Probate Office.
7. Right of way with South Central Bell recorded in Vol. 343, page 941, in said Probate Office.
8. Mineral and mining rights and rights incident thereto.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Carla Dean Eveans/ Executrix
 Mailing Address 214 First Avenue
Alton, IA 51003

Grantee's Name Carla Dean Evans
 Mailing Address 214 First Avenue
Alton, IA 51003

Property Address 2949 Riverwood Terrace
Birmingham, Alabama 35242

Date of Sale April 11, 2025
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 183,100

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 Testamentary Distribution / Assessment

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 04/22/2025

Print Gregory A. Kennemer

Unattested and Recorded

Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 04/23/2025 02:08:37 PM
 \$32.00 JOANN
 20250423000120870

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Alli S. Bayl