


Parcel I.D. #:

Send Tax Notice To:

ADMINISTRATOR'S DEED

- Joint Tenancy With The Right of Survivorship -

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20250507000137440 1/4 \$153.00
Shelby Cnty Judge of Probate, AL
05/07/2025 01:00:07 PM FILED/CERT

Know all men by these presents, that in consideration of the terms of the court Order dated 26 January, 2025, (Shelby County Probate case # PR-2024-432) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Patricia Cox, as Administratrix of the Estate of Mary L. Schweitzer, a deceased person, having died intestate on or about 18 February, 2024, with Death Certificate # 2024-07071, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2024-432,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Patricia Cox; Thomas Schweitzer; Daniel Schweitzer; and Michael Schweitzer,** hereinafter known as the GRANTEE;

Commence at the point where the North line of Highway 25 crosses the West line of SE 1/4 of NW 1/4 of Section 2, Township 24, Range 12 East, and run North along said forty acre line 525 feet to the Northwest corner of the Stewart lot to the Point of Beginning of the lot herein conveyed; Thence along said forty line North 250 feet; Thence East 200 feet to the West line of a street or alley; Thence along same South 258 feet to the Northeast corner of said Stewart lot; Thence West along said Stewart lot 200 feet to the Point of Beginning, subject to easements and rights of way of record.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 302, Page 339. This instrument was prepared without the benefit of a title search or survey.

Shelby County, AL 05/07/2025
State of Alabama
Deed Tax: \$120.00

20250507000137440 2/4 \$153.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 07 Day of May, 2025.

Patricia Cox

Patricia Cox, as Administratrix of the
Estate of Mary L. Schweitzer, a deceased person
Chilton County, Alabama Probate Court
Case No: PR-2024-432

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Patricia Cox*, as *Administratrix of the Estate of Mary L. Schweitzer, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did



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execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 07 Day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

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 Schwenker
Mailing Address 1503 Ingate Rd.
Centerville, AL 35042

Grantee's Name Mike Schwenker
Mailing Address 125 Holloway Dr.
Montevallo, AL 35115

Property Address 93 Holloway Hill Dr.
Montevallo, AL 35115

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 119,690.



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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 Tax Value

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

5/7/25

Print

Patricia Cox

Sign

Patricia Cox

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1