



20250610000177200 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/10/2025 09:22:15 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Debra R. McRee

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of Rebecca Ann Allen, (Shelby County Probate case # PR-2024-503) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Debra Rena McRee, as Executrix of the Estate of Rebecca Ann Allen, a deceased person, having died testate on or about 10 January, 2024, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2024-503,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Steve Allen,** hereinafter known as the GRANTEE;

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 section and run North 01 degrees 13 minutes West along the East boundary 250.22 feet to the Point of Beginning; Thence continue on the same line 899.53 feet to the intersection of the SE right of way of Shelby County Highway 17; Thence run South 16 degrees 21 minutes West along said right-of-way 130.30 feet; thence continue Southwesterly along a curve to the right of said right-of-way subtended by a chord bearing South 20 degrees 02 minutes West 352.30 feet; Thence run South 21 degrees 42 minutes 23 seconds East 477.15 feet to the Point of Beginning.

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 368, Page 701. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE 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 he 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.

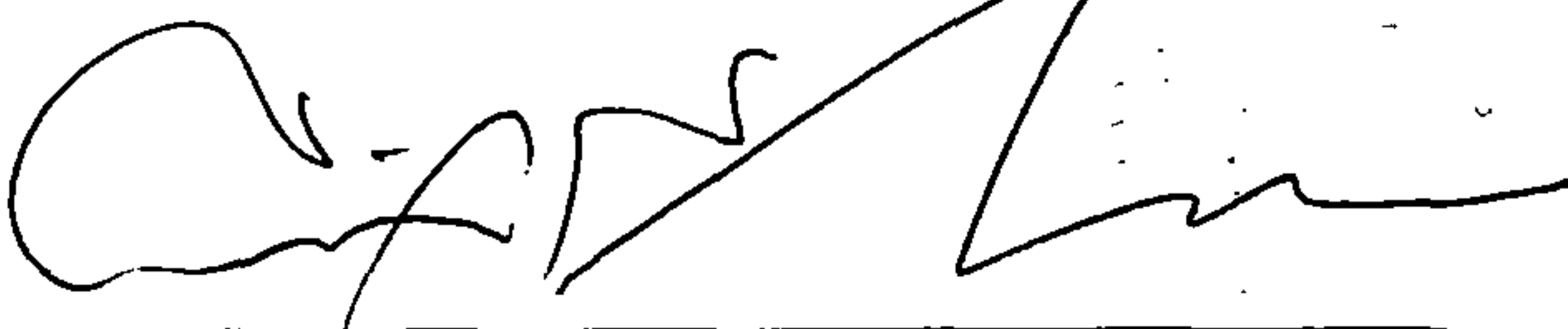
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 02 Day of April, 2025.


DEBRA RENA MCREE, as Executrix of the
Estate of Rebecca Ann Allen, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2024-503

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Debra Rena McRee, as Executrix of the Estate of Rebecca Ann Allen, 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 execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of April, 2025.


NOTARY PUBLIC
My Commission Expires: 3/11/2028

This Instrument Prepared By:

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



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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 Rebecca Allen
Mailing Address 233 South Rd.
Montevallo, AL 35115

Grantee's Name Steve Allen
Mailing Address 170 Semfers Cove
Montevallo, AL 35115

Property Address 1238 9th Ave.
Calera, AL 35040

Date of Sale 4/2/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 85,130.00

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 Deed 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, 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 4-2-25

Print Debra McFee

Unattested

Sign

Debra McFee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1