

STATE OF ALABAMA

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) **ADMINISTRATOR'S DEED**

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS that by a Decree dated the 8th day of August 2023, rendered by the Probate Court of Shelby County, Alabama, in the case of Robert Lester Etress, deceased, Case No. PR-2023-000481, I Kivie Denice Etress, as Administratrix of the Estate of Robert Lester Etress, deceased, was authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of Five Hundred Dollars and Zero Cents (\$500.00) in hand paid by Kivie Denice Etress, and in conformity with and pursuant to the authority of said Decree, I, Kivie Denice Etress, as Administratrix of the Estate of Robert Lester Etress, deceased, do hereby **GRANT, BARGAIN, SELL and CONVEY** unto Kivie Denice Etress, all of the right, title, interest and estate of Robert Lester Etress, deceased, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The SW ¼ of NW ¼ and W ½ of W ½ of SE ¼ of NW ¼ of Section 14, Township 24 North, Range 15 East.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-way and easements that may be recorded or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary lines disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This conveyance and all warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way recorded in said County affecting said described property.

TO HAVE AND TO HOLD said property unto the said Kivie Denice Etress, in fee simple, his/her heirs and assigns, together with every contingent, remainder, and right of reversion, as fully and completely in all respects as the personal representative could or ought to convey the same under and by virtue of the power and authority vested in him/her in decrees of the Court herein entered. .

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as a scrivener only, no representation is made as to the total amount



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Shelby Cnty Judge of Probate, AL
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of acreage or the accuracy of the legal description. This property is not the homestead of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 8th day of November 2024, at Chilton County, Alabama.

Robert Lester Etress, deceased

By: Kivie Denice Etress
Kivie Denice Etress, Administratrix

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, A Notary Public in and for said County in said State, hereby certify that Kivie Denice Etress, whose name is signed to the foregoing deed as Administratrix of the Estate of Robert Lester Etress, deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that he executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

GIVEN under my hand and official seal of office on this 8th day of November 2024.

[Signature]
Notary Public

My Commission Expires: _____

PREPARED BY:

James D. Fancher
105 4th Street North
Clanton, AL 35045
(205) 530-1313

Please Send tax Notice to:

Kivie Denice Etress
2574 Highway 311
Shelby, AL 35143

JAMES DERRELL FANCHER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 03/30/26

Real Estate Sales Validation Form

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

Grantor's Name Robert Etress Estate
Mailing Address 2574 Hwy 311
Shelby AL 35143

Grantee's Name Kivic Denise Etress
Mailing Address 2574 Hwy 311
Shelby AL 35143

Property Address 2574 Hwy
311 Shelby
AL, 35143

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 367,660

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


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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 7/1/25

Unattested

(verified by)

Print Kivic Denise Etress

Sign Kivic Denise Etress
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1