



20250806000239980 1/3 \$228.00  
Shelby Cnty Judge of Probate, AL  
08/06/2025 11:10:20 AM FILED/CERT

Send Tax Notice To:

Christopher Lloyd Trice  
and wife, Racheal Bentley  
Trice  
540 Bentley Road  
Columbiana, Alabama 35051

This instrument prepared by:

Ellis, Head, Owens, Justice & Kilgore  
Attorneys at Law  
Columbiana, Alabama 35051

**DEED OF PERSONAL REPRESENTATIVE**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Connie Sue Bentley died testate on or about October 31, 2023, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered and filed a Decree Admitting Will to Probate & Granting Letters Testamentary on December 7, 2023, and issued Letters Testamentary on said date to Michael Ray Bentley in Case No. PR-2023-001128, and

WHEREAS, Michael Ray Bentley was duly and properly appointed as Personal Representative of the Estate of Connie Sue Bentley, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Connie Sue Bentley, deceased, and

WHEREAS, the said Michael Ray Bentley has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Connie Sue Bentley, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2023-001128, and

WHEREAS, Ray A. Bentley, the husband of Connie Sue Bentley, deceased, died on or about March 25, 2011, and

WHEREAS, this deed is to satisfy the devises and requirements of the Last Will and Testament of Connie Sue Bentley, deceased, and is in accordance with the family agreement of all devisees.

NOW, THEREFORE, pursuant to the Last Will and Testament of Connie Sue Bentley, deceased, and the authority granted to the undersigned Personal Representative, and the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), in hand paid to the Grantor by the Grantees, the receipt whereof is hereby acknowledged, I, the undersigned Michael Ray Bentley, as Personal

Representative of the Estate of Connie Sue Bentley, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Christopher Lloyd Trice and wife, Racheal Bentley Trice (herein referred to as Grantees), the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 1, Bentley Family Estates, as recorded in Map Book 61, page 48, in the Probate Office of Shelby County, Alabama.

Also, a 20' easement for ingress, egress, right of way and utility use to and from Bentley Road, as well as a said easement in Bentley Road to the extent Grantor has any right, title, interest or authority thereto, as shown on Bentley Family Estates, recorded in Map Book 61, page 48, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, Christopher Lloyd Trice and wife, Racheal Bentley Trice, their heirs and assigns forever.

And I do, as Personal Representative of the Estate of Connie Sue Bentley, deceased, covenant with the said Grantees, their heirs and assigns forever, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of July, 2025.

August

ESTATE OF CONNIE SUE BENTLEY, deceased

By: Michael R. Bentley, P.R.

Michael Ray Bentley, Personal Representative  
of the Estate of Connie Sue Bentley, deceased

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Michael Ray Bentley, whose name as Personal Representative of the Estate of Connie Sue Bentley, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of August, 2025.

Kim M. Foster  
Notary Public  
My commission Expires: 1-4-2027

# Real Estate Sales Validation Form

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

1975, Section 40-22-1  
Christopher Lloyd Trice and wife, Racheal

Christopher E.  
the Bentley Trice

Grantor's Name	<u>Estate of Connie Sue Bentley, deceased</u>
Mailing Address	<u>Michael Ray Bentley, Personal Representative</u>
	<u>122 Pine Tree Circle</u>
	<u>Columbiana, Alabama 35051</u>

Property Address 540 Bentley Road  
Columbiana, Alabama 35051

Date of Sale 8/5/2025  
Total Purchase Price \$ 250,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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

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 any

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 8/5/25

Print

-22-1 (ii).  
Racheal Bentley Trice

### **I. Unattested**

Kim M. Foster  
(verified by)

### - Sign

*Rodrigo Bentos*   
(Grantor/Grantee/Owner/Agent) circle one

Co-1 (Custodian/Grantor/Grantee/Owner/Agent) circle one