



20250923000291530 1/3 \$341.50
Shelby Cnty Judge of Probate, AL
09/23/2025 09:50:40 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jeffrey Bryan Pino, Attorney at Law
PINO LAW FIRM, P.C.
363 Canyon Park Drive
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:

Christina Dawn Binegar
1161 Silver Creek Lane
Alabaster, AL 35007

THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

PERSONAL REPRESENTATIVE'S WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in fulfillment of the terms of the Estate of Jeffrey Wayne Binegar, Shelby County Case Number: PR-2024-0768, and in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Jeffrey Bryan Pino**, as Personal Representative of the Estate of Jeffrey Wayne Binegar, (herein referred to as Grantor), grant, bargain, sell and convey unto **Christina Dawn Binegar**, an unmarried woman, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 440, according to the plat of Silver Creek Sector III, Phase II, according to the plat thereof, as recorded in Map Book 36, Page 104, in the Office of the Judge Of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All easements, restrictions, and reservations of record.
2. Any and all ad valorem taxes during for any prior years,

TO HAVE AND TO HOLD unto the said GRANTEE and to her heirs and

Shelby County, AL 09/23/2025
State of Alabama
Deed Tax: \$313.50



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assigns forever.

And I, Jeffrey Bryan Pino, in my official capacity as the Personal Representative of the Estate of Jeffrey Wayne Binegar, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Letters of Administration of the said decedent to make such conveyance.

And the undersigned executes this Personal Representatives' Warranty Deed solely in his capacity as Personal Representative, and nothing herein shall be construed to impose liability on him in his individual capacity.

22nd IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of September, 2025.

**THE ESTATE OF JEFFREY WAYNE
BINEGAR.**

Jeffrey Bryan Pino, in his capacity as
Personal Representative of the Estate of
Jeffrey Wayne Binegar

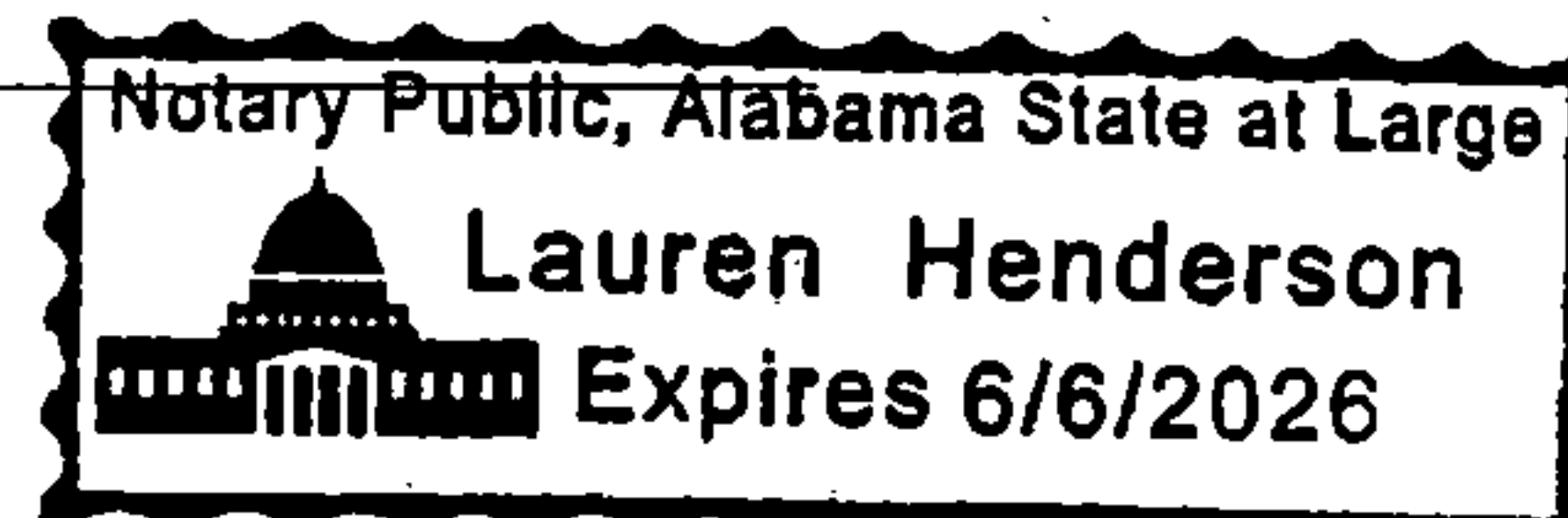
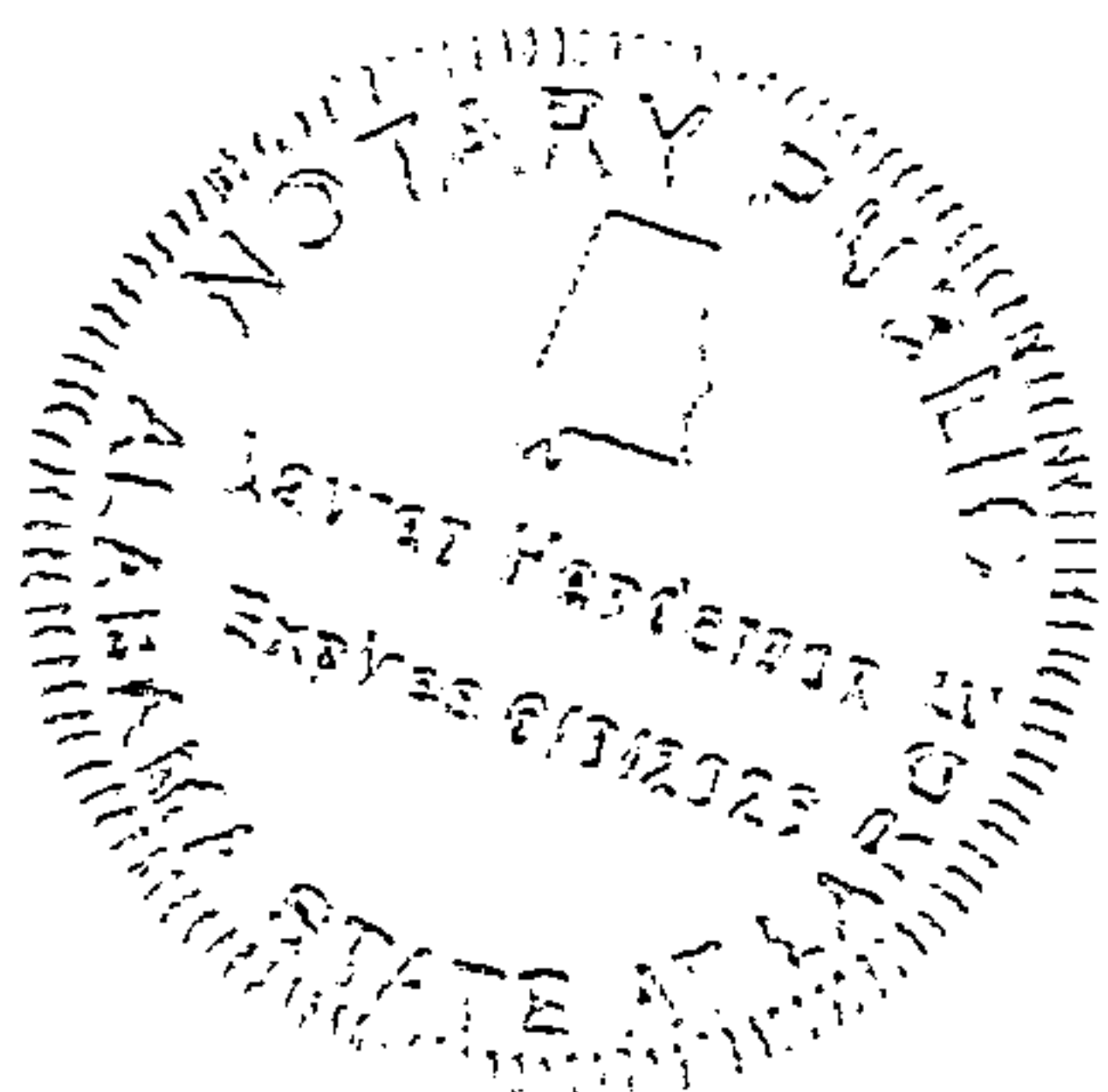
**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Bryan Pino**, whose name as Personal Representative of the Estate of Jeffrey Wayne Binegar, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 2025.

Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Jeffrey P. no
Mailing Address 363 Canyon Park Dr.
Pelham, AL 35124

Grantee's Name Christina Dawn Binger
Mailing Address 1161 Silver Creek Ln.
Alabaster, AL 35007

Property Address 1161 Silver Creek Ln.
Alabaster, AL 35007

Date of Sale 9/22/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 313,500.00

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 Tax Commissioner's website

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 9/22/25

Print Jeffrey P. no

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1