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Shelby Cnty Judge of Probate, AL
09/25/2025 01:55:11 PM FILED/CERT

Prepared by: Jim Keyes
Ausman & Keyes, Attorneys, LLC
P.O. Box 3570
Hueytown, AL 35023

Send Tax Notice to:
Billy Wayne Jett
87 Woodbury Drive
Sterrett, AL 35147

EXECUTOR'S DEED OF DISTRIBUTION

STATE OF ALABAMA
SHELBY COUNTY

This deed made and entered into the 25th day of September 2025, by Jerry Kent Jett, Executor of the Estate of Bonnie C. Jett, Deceased, (herein referred to as Grantor), to Billy Wayne Jett, (hereinafter referred to as the Grantee).

Recitals:

1. Bonnie C. Jett, died testate on September 11, 2024. Her Last Will and Testament was admitted to record in the Probate Court of Jefferson County, Alabama, on November 27, 2024. The decedent's estate was assigned case number 24BES000739 by said Court. Said Court issued Letters Testamentary to Grantor on November 27, 2024, authorizing the Executor to act on behalf of the Estate of the Decedent.

2. ARTICLE III of Decedent's Last Will and Testament makes a specific bequest to Grantee as follows:

"I give to my son, Billy Wayne Jett, in the event he should survive me, the following parcels of real property that I own at the time of my death which are known as follows:

(3) "The River House," Parcel ID #33-6-13-003-031.000."

3. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in full satisfaction of said devise under ARTICLE III of decedent's will.

4. Therefore Grantor does grant, bargain, sell, transfer, convey, set-over, assign and deliver unto the Grantee, free from any and all claims in or to the real estate described with particularity, as to-wit:

Lot No. 33 in Lacoosa Estates as shown on plat recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 35. Subject to Restrictions recorded in said Probate Office in Deed Book 254, page 16.

Subject to all rights, reservations, restrictions, easements and mortgages of record.

Recital: This deed was prepared from a legal description as furnished by the Grantor and the Grantee. No title search was requested nor provided.

TO HAVE AND TO HOLD to the said Grantee, and to his successors and assigns forever.

This instrument is executed by the Grantor solely in his representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.

IN WITNESS WHEREOF the Grantor has executed this conveyance by setting his signature hereto this the 25th day of September, 2025.

THE ESTATE OF
BONNIE C. JETT, DECEASED

Jerry Kent Jett, Executor
JERRY KENT JETT, Executor

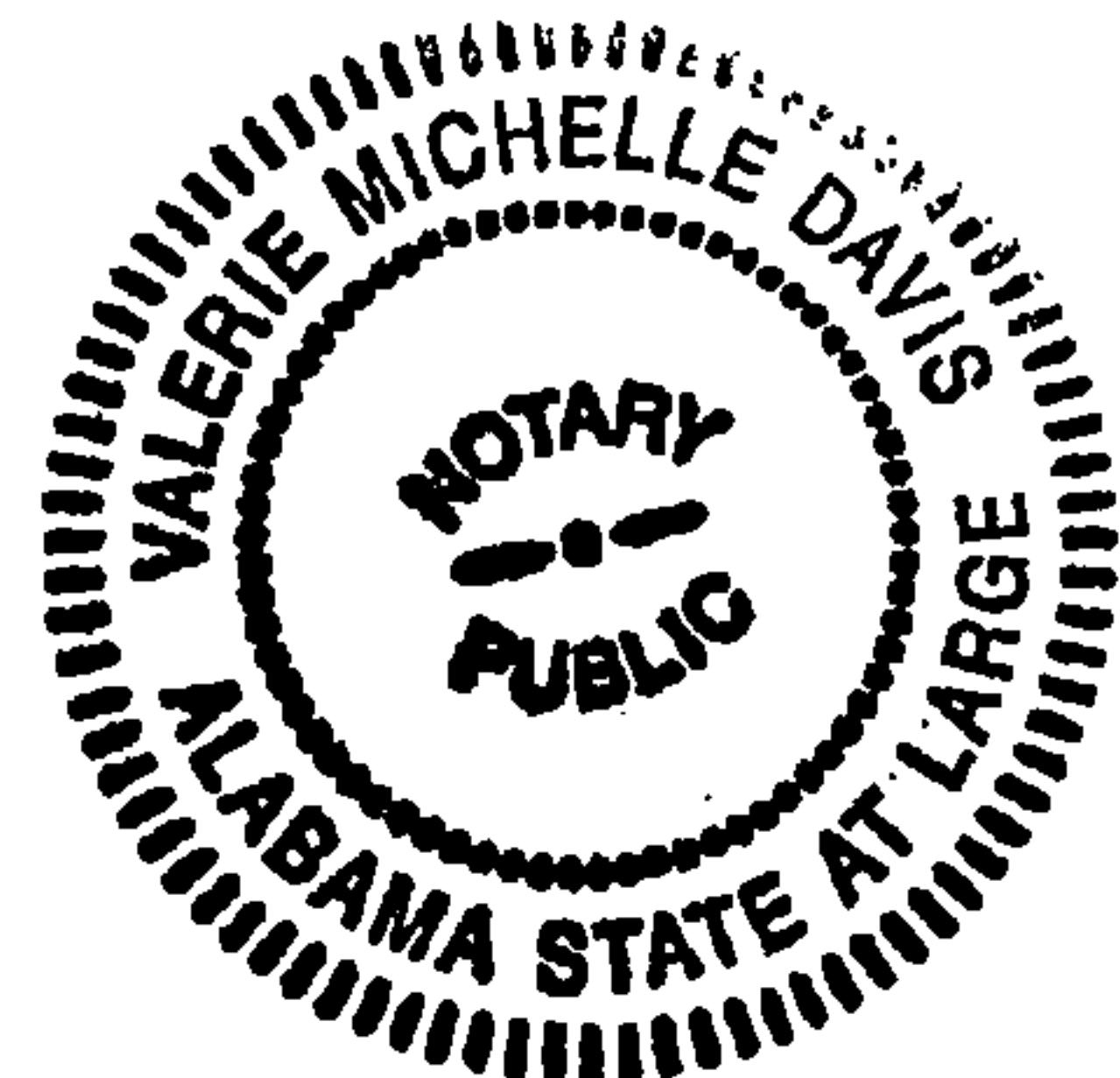
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Jerry Kent Jett, whose name as Executor of the Estate of Bonnie C. Jett, Deceased, 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 said instrument, he executed the same voluntarily in his official capacity as such Executor on the day the same bears date.

Given under my hand and official seal this the 25th day of September, 2025.

Valerie Michelle Davis
NOTARY PUBLIC

My commission expires: 3-12-2029



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 Bonnie C. Jett
Mailing Address 5982 Old Court Road
Mulga, AL 35118

Grantee's Name Billy Wayne Jett
Mailing Address 87 Woodbury Drive
Sterrett, AL 35147

Property Address _____

Date of Sale September 25, 2025
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 352,160.00

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

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 9/25/2025

Print

Jerry Kent Jett, Executor

Sign

Jerry Kent Jett

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one