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Shelby Cnty Judge of Probate, AL
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Prepared by:

Jeremy Crowley
2163 Pelham Pkwy, Ste 217
Pelham, AL 35124

Send Tax Notice to:

Allison Thibodeaux
870 Hwy 311
Shelby, AL 35143

ADMINISTRATOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Letters of Administration with Will Annexed granted to the undersigned, Jeremy M. Crowley, on August 11, 2023, in Case No. PR-2022-000485, Probate Court of Shelby County, Alabama, the **Estate of Sandra B. Raia (the "Grantor")**, by and through Jeremy M. Crowley, in his capacity as Personal Representative of said Estate, does hereby GRANT, BARGAIN, SELL, and CONVEY to the **Estate of David Raia (the "Grantee")**, the following described real property, situated in Shelby County, Alabama, to wit:

LEGAL DESCRIPTION

Commence at the Northeast corner of the NW1/4 of the NE1/4 of Section 21, Township 24 North, Range 15 East and run thence West along the North line of said 1/4-1/4 a distance of 350.0 feet more or less, to the East right of way line of County gravel road, being No. 311; thence run along the Easterly line of said road in a Southwesterly direction a distance of 326.96 feet to the point of beginning of the parcel herein described; thence turn an angle of 63 degrees 48 minutes 34 seconds to the left and run in a southerly direction a distance of 1114.12 feet to the South line of said 1/4-1/4 Section; thence run West along the South line of said 1/4-1/4 a distance of 914.27 feet to the Southwest corner of said 1/4-1/4 section; thence turn an angle of 89 degrees 17 minutes 52 seconds to the right and run North along the West line of said 1/4-1/4 section a distance of 914.06 feet to the center of a county gravel road, No. 311; thence turn an angle of 49 degrees 48 minutes 15 seconds to the right and run along the center line of said road a distance of 160.96 feet; thence turn an angle of 18 degrees 45 minutes to the right and run along the center line of said road a distance of 293.52 feet; thence turn an angle of 24 degrees 36 minutes to the right and run along the center line of said road a distance of 314.00 feet to a point due North of the point of beginning; thence run South to the point of beginning. There is excepted herefrom the right of way for said County gravel Road No. 311. Situated in Shelby County, Alabama.

Address: 870 Hwy 311, Shelby, AL 35143

Subject to: ad valorem taxes for the current and subsequent years, all restrictions, reservations, conditions and easements of record, and all minerals or mineral rights previously reserved or conveyed.


Shelby County, AL 10/16/2025
State of Alabama
Deed Tax:\$149.00



TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever. The Grantor does for itself and its successors covenant with the said Grantee that the Estate of Sandra B. Raia is lawfully seized in fee simple of said premises; that the same are free from all encumbrances unless otherwise stated; that it has good right to convey the same; and that it will and its successors will warrant and defend the title to the above-described property to the said Grantee against all lawful claims of all persons.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its heirs and assigns, that the Estate of Sandra Rais is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the Estate of Sandra B. Raia, by and through Jeremy M. Crowley, its duly appointed Administrator with Will Annexed, has caused this instrument to be executed on this the 7th day of August, 2025.

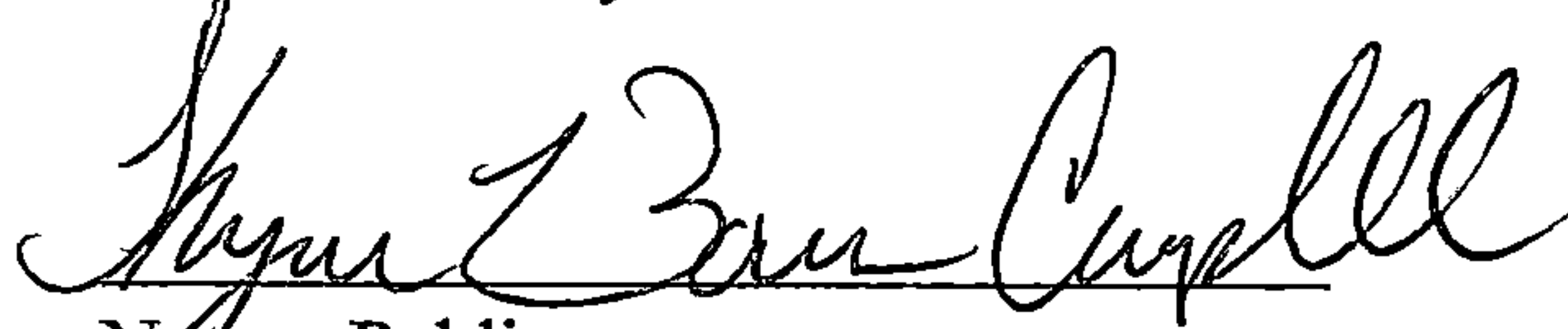


Jeremy M. Crowley, Administrator
Estate of Sandra B. Raia

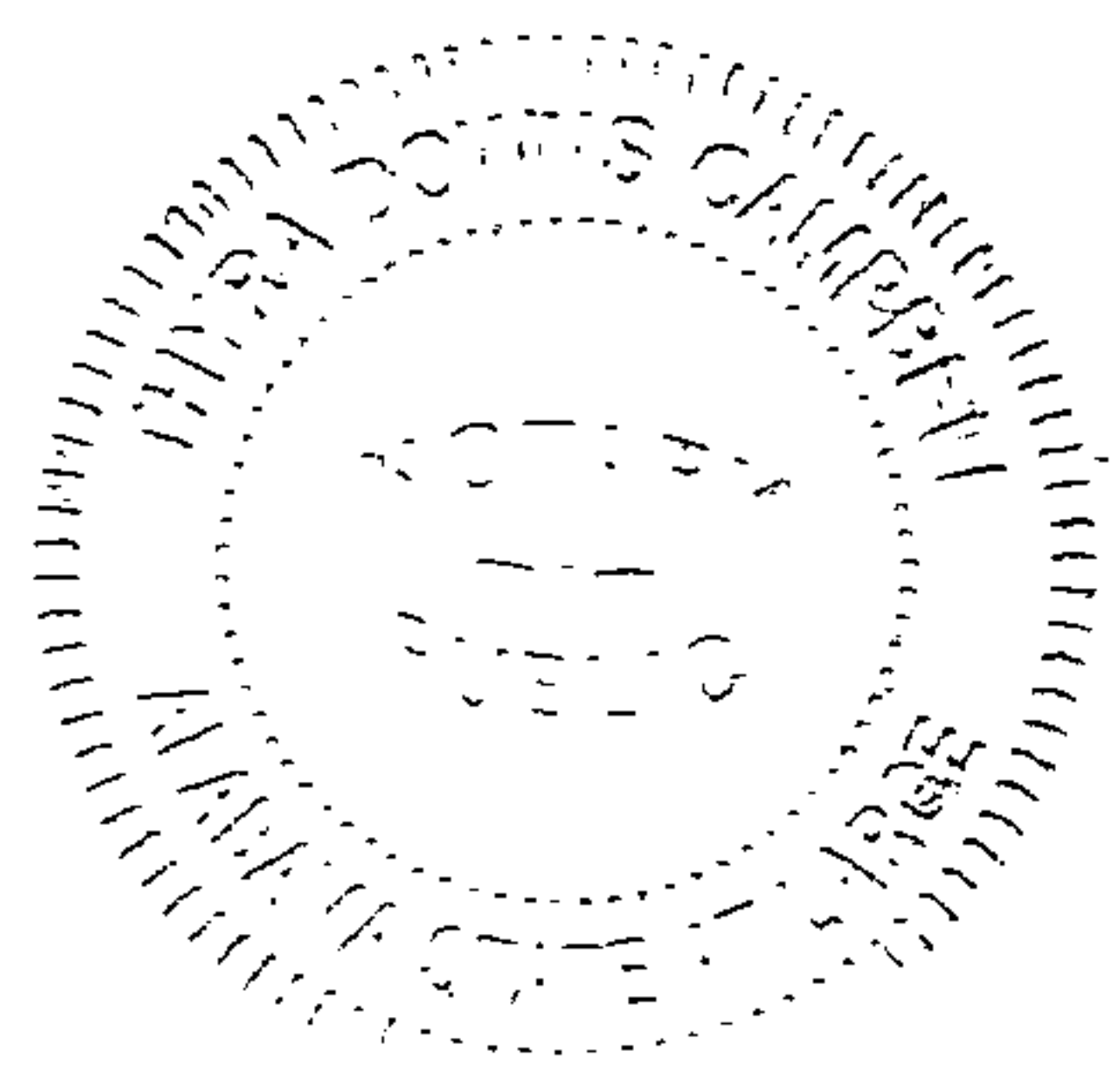
STATE OF ALABAMA
COUNTY OF SHELBY

I, Thyra Downs Campbell, a Notary Public in and for said County in said State, hereby certify that Jeremy M. Crowley, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily in his capacity as Administrator of the Estate of Sandra B. Raia.

Given under my hand and official seal this the 7th day of August, 2025.



Notary Public
My Commission Expires: 7-30-28





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 Sandra C. A. H.
Mailing Address 2163 Pelham Pkwy.
Sp. 217
Pelham, AL 35124

Grantee's Name Allison Thibodeaux
Mailing Address 870 Hwy. 311
Shelby, AL 35143

Property Address 870 Hwy. 311
Shelby, AL 35143

Date of Sale 8/7/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,590.-

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 Records

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 8/7/25

Unattested

(verified by)

Print Allison Thibodeaux
Sign Allison Thibodeaux
(Grantor/Grantee/Owner/Agent) circle one