

Parcel I.D. #:

Send Tax Notice To: Allison Thibodeaux
870 Hwy. 311
Shelby, AL 35143

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the terms of the Last Will & Testament of David Raia, (Shelby County Probate case # PR-2023-000770) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Allison Thibodeaux, as Executrix of the Estate of David Raia, a deceased person, having died testate on or about 11 June, 2023, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2023-000770,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Allison Thibodeaux,** hereinafter known as the GRANTEE;

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 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. 3111 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 turn 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 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.



20251016000319200 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/16/2025 03:32:59 PM FILED/CERT

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office as Instrument # 1994-21310. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
29 Day of August, 2025.

**Allison Thibodeaux, as Executrix of the
Estate of David L. Raia, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2023-000770**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Allison Thibodeaux, as Executrix of the Estate of David L. Raia, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did



20251016000319200 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/16/2025 03:32:59 PM FILED/CERT

execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 29 Day of

August, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Allison Thibodeaux
Mailing Address Est. of David R. R. A
870 Hwy. 311
Shelby, AL 35143

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

Property Address 870 Hwy. 311
Shelby, AL 35143

Date of Sale 8/29/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,595.-

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 Value

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 8/29/25

Unattested

(verified by)

Print

Sign

Allison Thibodeaux

Allison Thibodeaux

(Grantor/Grantee/Owner/Agent) circle one