

This instrument was prepared by:
Stella Tipton, Esq.
Oak Mountain Law, LLC
2363 Lakeside Dr.
Birmingham, AL 35244

Send Tax Notice to:
Patti A. Carter
272 Oak Forrest Trail
Pelham, Alabama 35124

TITLE NOT EXAMINED

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DEED)

That in consideration of the sum of ten dollars (\$10) and other good and valuable consideration paid by **Patti A. Carter**, the receipt and sufficiency whereof is acknowledged, the **Estate of Ricky Allen Carter** County, Alabama Probate Court PR-2024-001928, by the duly appointed Personal Representative does grant, bargain, sell, convey and release unto **Patti A. Carter** the following described property, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111, at the office of the Shelby County Probate Court, Alabama.


Subject to easements, liens, mortgages, restrictions and right of ways of record.

The preparer of this deed makes no representations as to the sufficiency or status of title for the above-described property.

TO HAVE AND TO HOLD the said premises/property unto the said **Patti A. Carter** and her heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned, the Personal Representative of the estate of the decedent, has executed this Deed, this the **17th Day of November 2025**.

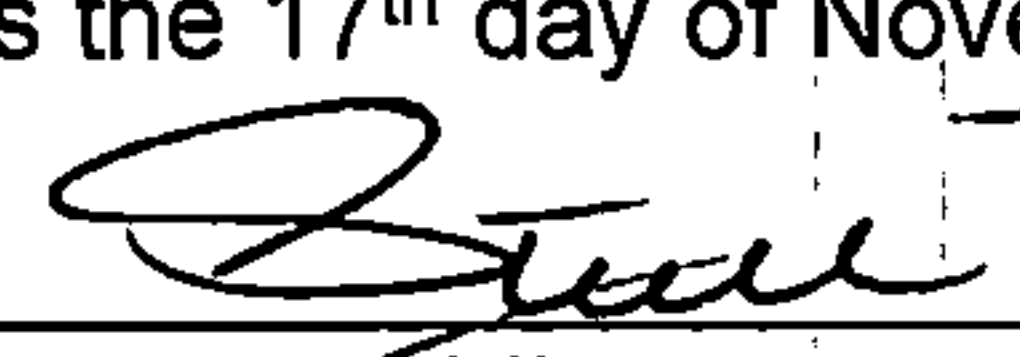
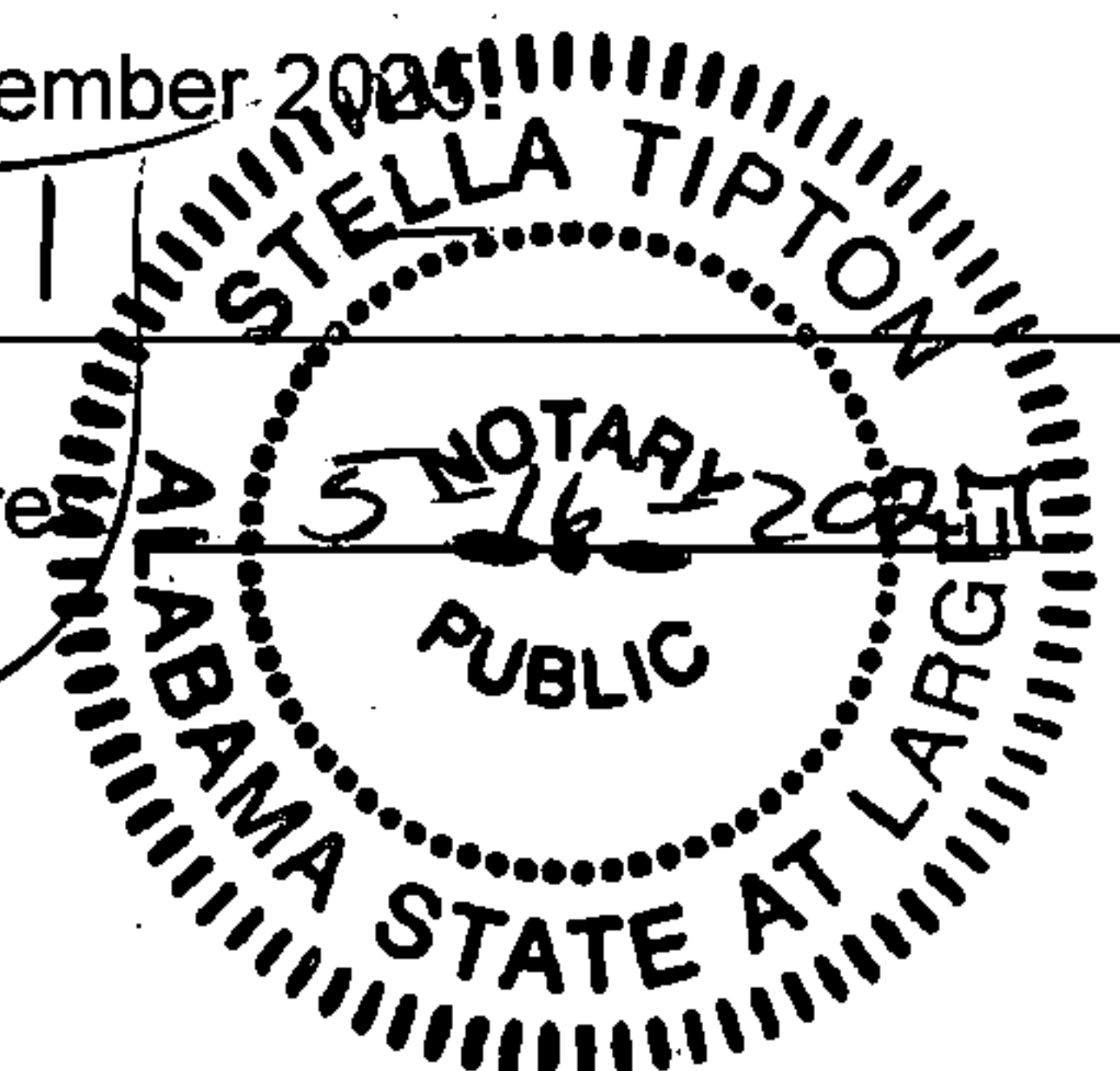
Estate of Ricky Allen Carter


By: Kelly Carter Reid
Personal Representative of the Estate of
Ricky Allen Carter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Kelly Carter Reid** 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 the conveyance, she, in her capacity as Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of November 2025.


Notary Public
My Commission Expires 5/16/2027


Real Estate Sales Validation Form

20251201000366770 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/01/2025 02:09:49 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama

Grantor's Name Estate of Ricky Allen Carter
Mailing Address 272 Oak Forest Trail
Pelham, Alabama 35124

Grantee's Name Patti A. Carter
Mailing Address 272 Oak Forest Trail
Pelham, Alabama 35124

Property Address 272 Oak Forest Trail
Pelham, Alabama 35124

Date of Sale 11-17-2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 377,500.00

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 Out of Estate

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

Print Kelly Carter Reid

Unattested

Sign Kelly Carter Reid

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Kelly Carter Reid

Form RT-1