

This instrument was prepared by:
W. Jeffrey Honea, Sr.
Morrison Honea, LLC
101 North Main Street
Post Office Box 278
Columbiana, AL 35051

SEND TAX NOTICE TO:
KIMBERLYA A RAUCCIO
104 WAGON CR
ALABASTER, AL 35007

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
SHELBY COUNTY



20251209000376360 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/09/2025 11:47:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **KIMBERLYA A RAUCCIO**, a married woman and serving as Personal Representative of the Estate of MICHAEL E GRIMM, Shelby County Probate case #PR2025-002512 (herein referred to as grantor) do grant, bargain, sell and convey unto **KIMBERLYA A RAUCCIO** (herein referred to as GRANTEE) in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

7,8,9,10,11,12, Block 72, according to the Saffords Map of the Town of Shelby, Alabama as shown by the map recorded in the Probate Office of Shelby County, Alabama.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 9th day of December, 2025.

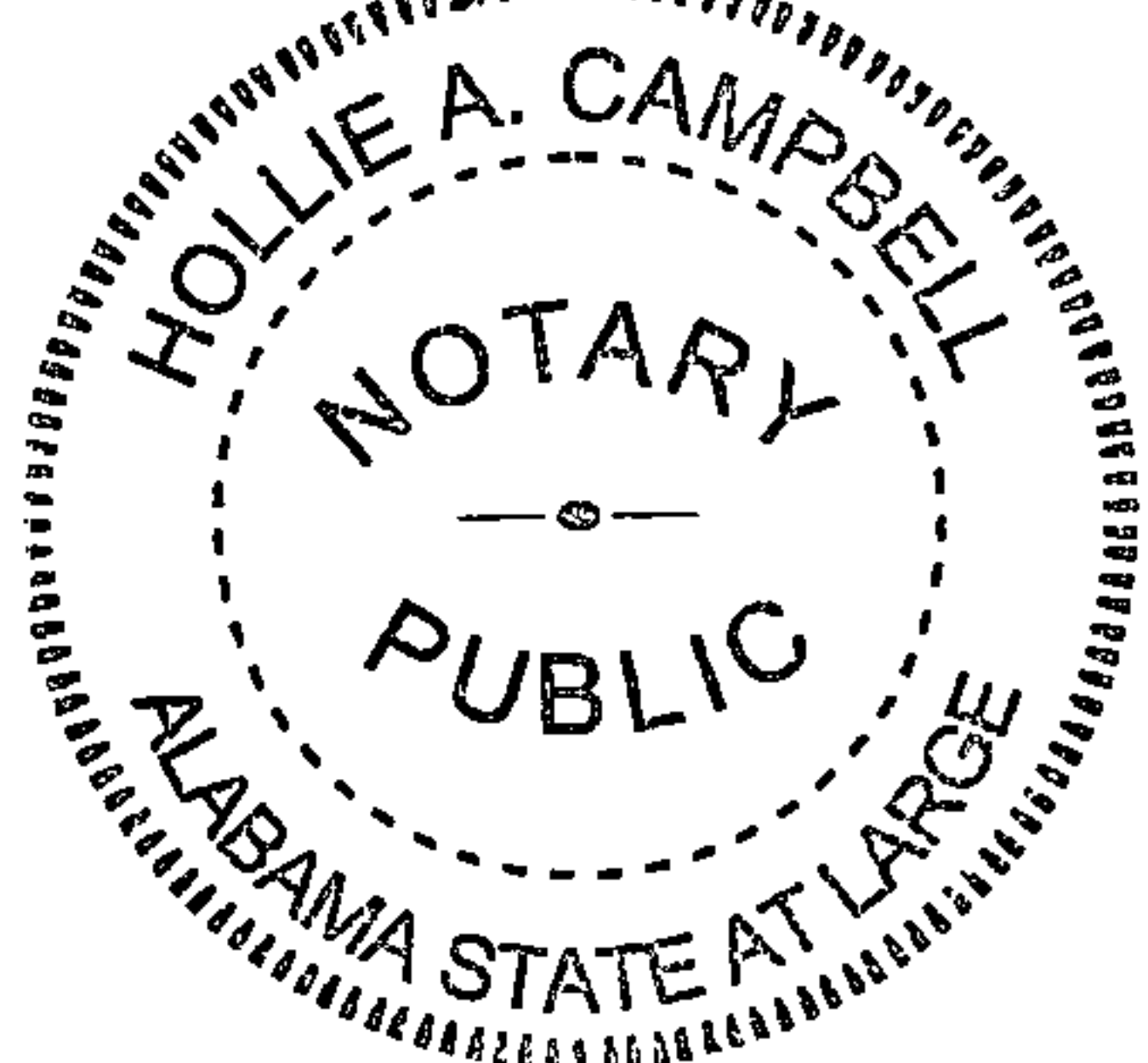
KIMBERLYA A RAUCCIO

Personal Representative of MICHAEL E GRIMM Estate

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KIMBERLYA A RAUCCIO** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2025.



(SEAL)

Notary Public

Expire: 4-30-28

Real Estate Sales Validation Form

20251209000376360 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/09/2025 11:47:32 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Kim Rancio
Mailing Address 104 Wagon Cr.
Alabaster, AL
35007

Grantee's Name Kim Rancio
Mailing Address 104 Wagon Cr.
Alabaster, AL 35007

Property Address 150 Hawthorn Rd.
Shelby, AL
35143

Date of Sale 12/9/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 10,760.00

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 Assessor's 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 12/9/25

Print Kim Rancio
Sign Kim Rancio
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1