



20260129000027520 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/29/2026 12:31:39 PM FILED/CERT

This Instrument was Prepared by:

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Attorney at Law
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Alabaster, Al. 35007

EXECUTRIX'S DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and No/100s (\$10.00) DOLLARS to the undersigned grantors (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I the Executrix of the Estate of JUDITH ANN POPWELL (herein referred to as Grantor), grant, bargain, sell and convey unto, NORA OAKES (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 66, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19 PAGE 19 IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA, SITUATED, LYING AND BEING IN SHELBY COUNTY

Subject to Mortgages, Easements, Restrictions and Rights of way of Record.

TO HAVE AND TO HOLD, To the said Grantee, in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 29th day of January, 2026.

NORA OAKES

NORA OAKES, Executrix of the Will and Estate of JUDITH ANN POPWELL, deceased
Case Number#PR-2025-002658
PROBATE Court of Shelby County, Alabama



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STATE OF ALABAMA
SHELBY COUNTY

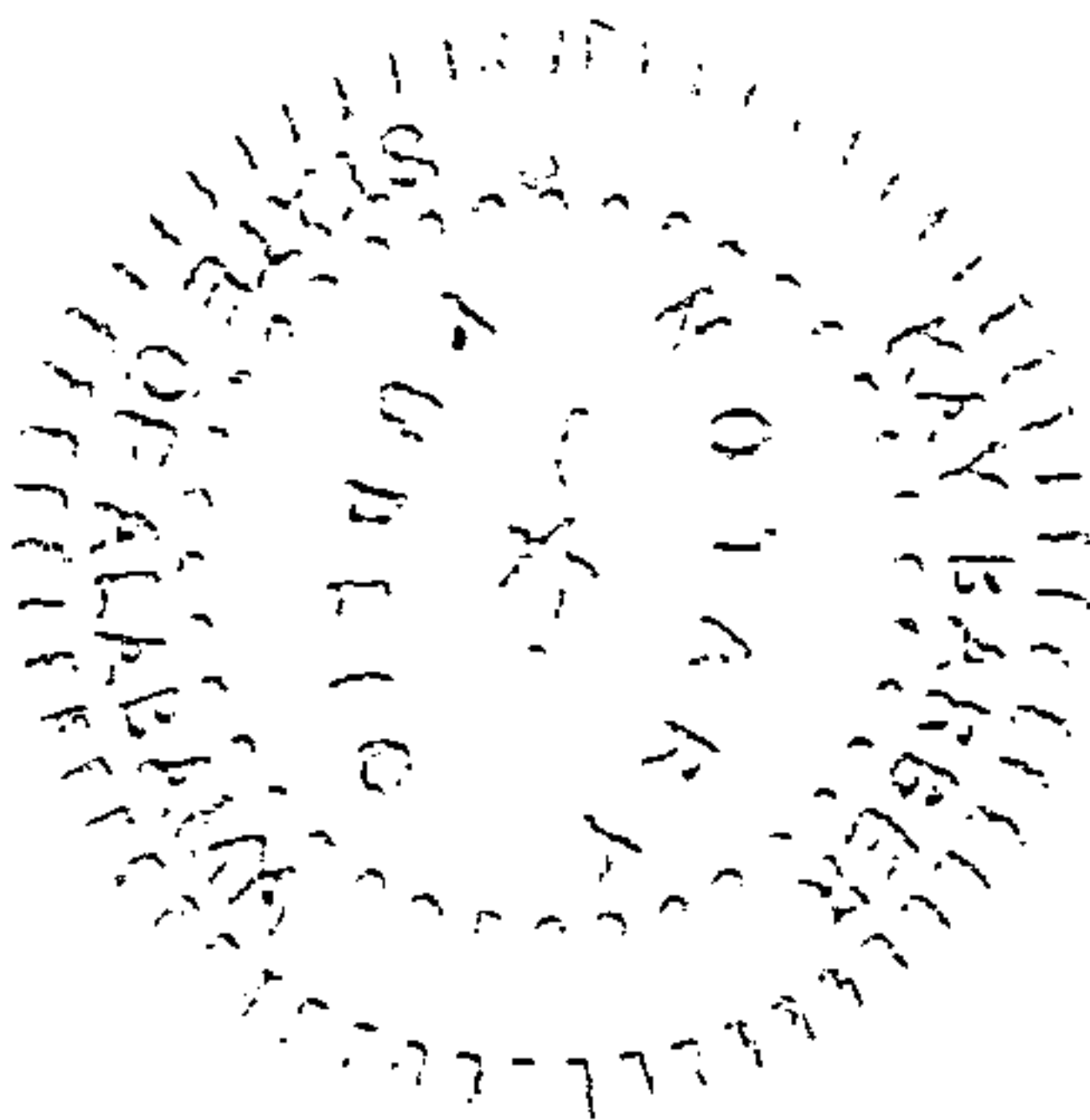
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that NORA OAKES, Executrix of the Will and Estate of JUDTITH ANN POPWELL, Deceased, whose name are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as Executrix and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of January

2026,


NOTARY PUBLIC

My Commission Expires: 11/29/27





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Real Estate Sales Validation Form

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

Grantor's Name Judith Popwell
Mailing Address 519 Canyon Pk Dr
Pelham AL
35124

Grantee's Name Nora Dakes
Mailing Address 519 Canyon Pk Dr
Pelham AL
35124

Property Address 519 Canyon Pk Dr
Pelham AL
35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 153,000

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 Per Will

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 1-29-26

Print Nora Dakes

Sign Nora Dakes
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)