
20181210000429410 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/10/2018 09:58:02 AM FILED/CERT

Send Tax Notice to:
Betty Landess
225 Vance Street
Pacific Palisades, CA 90272

STATE OF ALABAMA)

SHELBY COUNTY)

**PERSONAL REPRESENTATIVE'S QUITCLAIM DEED
FOR MINERAL RIGHTS**

THIS IS AN PERSONAL REPRESENTATIVE'S QUITCLAIM DEED executed and delivered by Betty Landess, as Personal Representative of the Estate of Mary B. Anderson, Deceased, Shelby County, Alabama Probate Case No. PR-2016-000712 (hereinafter referred to as "**Grantor**"), to Betty Landess and Dena G. Nelson, as Co-Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and amended November 22, 2010 and August 28, 2012 (hereinafter referred to as "**Grantee**").

WHEREAS, Mary B Anderson, also known as Mary Anderson, Mary Shamroy, Mrs. Leon Shamroy and Mary B. Anderson Shamroy (the "**Decedent**") died on April 6, 2014, while an inhabitant of Burbank, California;

WHEREAS, the Decedent left a Last Will and Testament (the "**Will**"), which has been admitted to probate and record in the Superior Court of California, County of Los Angeles, Case No. 16STPB00937. For the purpose of establishing title and ownership of certain real property located in the State of Alabama, the Will was admitted to probate and record with the Shelby County, Alabama Probate Court, Case No. PR 2016-000712;

WHEREAS, Betty Landess was duly appointed as the Personal Representative of the Decedent's Estate, in California and in Alabama;

WHEREAS, at the time of her death, the Decedent owned mineral rights to certain real property in Shelby County, Alabama;

WHEREAS, the Grantor desires through this conveyance to transfer the Decedent's interest in the Property to the Grantee, in accordance with Decedent's Will.

NOW THEREFORE, in consideration of Ten and 00/100th Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor remises, releases, quitclaims and conveys unto Grantee all of the Grantor's right, title, interest and claim in and to mineral rights located on, in, or under to the following described real estate situated in Shelby County, Alabama (the "**Property**"), to-wit:

MINERAL RIGHTS ONLY IN AND TO THE FOLLOWING:

North Half (N ½) of Northeast Quarter (NE ¼) of Section 10, Township 24N, Range 15E.
Also Northwest Quarter (NW ¼) of Northwest Quarter (NW ¼) of Section 25, Township 21, Range 2W. Also Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 27, Township 21, Range

2W. Also Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Section 34, Township 21, Range 2W, containing 280 acres, more or less.


Parcel # 99 0 01 4 000 040 000

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

This instrument is executed by Betty Landess solely in her capacity as Personal Representative of the Estate, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in her individual capacity, and the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Personal Representative as aforesaid.

10 IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed this day of Nov., 2018.


GRANTOR:


Betty Landess, as Personal Representative of the Estate
of Mary B. Anderson, Deceased, Shelby County,
Alabama Probate Case No. PR 2016-000712

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

**THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):**

Amy D. Adams
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202


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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

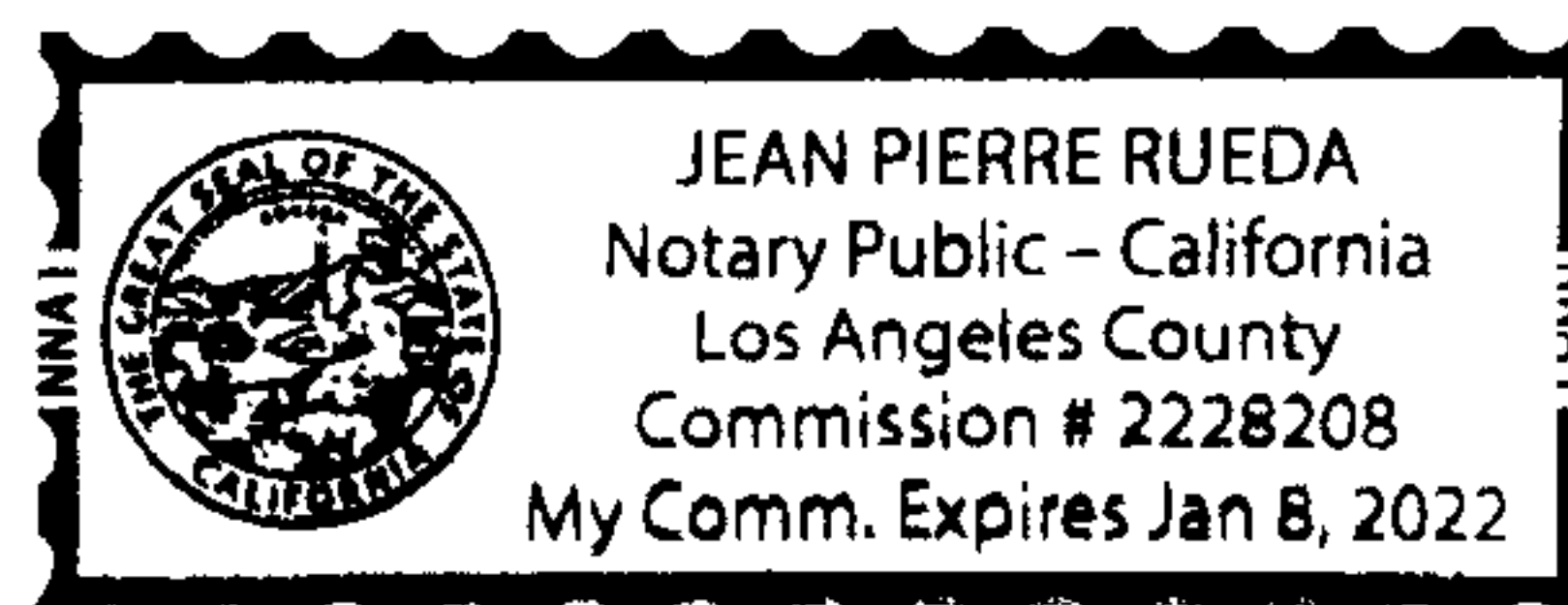
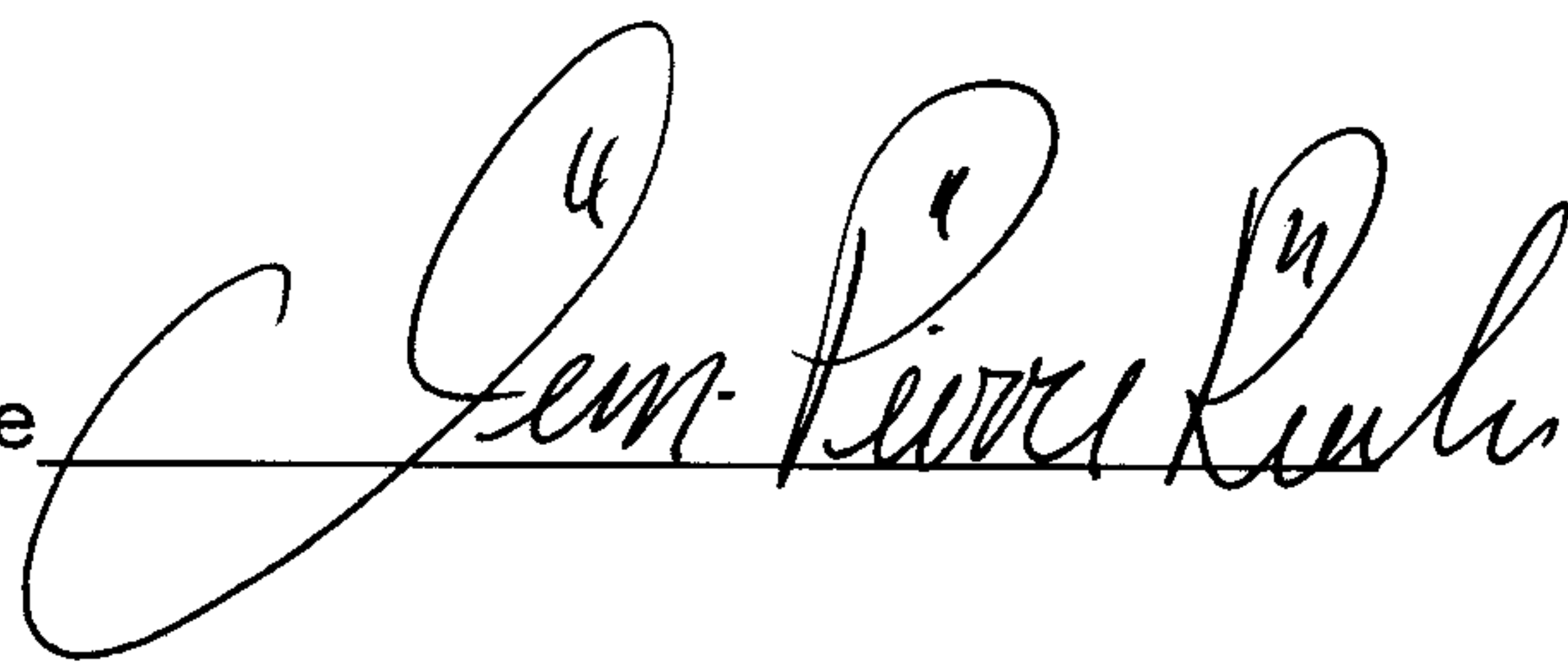
COUNTY OF LOS ANGELES

On 11/10/2018 before me, Jean-Pierre Rueda,

Notary Public, personally appeared Betty H Landess, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)

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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: Estate of Mary Anderson Grantee's Name: Mary Anderson Living Trust
Mailing Address: 225 Vance Street Mailing Address: 225 Vance Street
Pacific Palisades, CA 90272 Pacific Palisades, CA 90272

Property Address not available Date of Sale: not applicable
Total Purchase Price: _____
or
Actual Value: _____
or
Assessor's Market Value: not applicable

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 ☐ Appraisal
☐ Sales Contract ☐ Other No value needed for PR Deed
☐ Closing Statement

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 Code of Alabama 1975 § 40-22-1 (h).

Date 11-10-18

X Unattested

(verified by)

Print Betty Landess

Sign Betty Landess
(Grantor/Grantee/Owner/Agent) circle one