

Send tax notice to:
Michelle Chatham
7021 N. Highfield Drive
Birmingham, AL 35242

Assessor's Property Tax Parcel/Account:
Parcel ID: 07 8 33 0 000 002.000
Parcel ID: 07 8 33 1 001 020.000
Parcel ID: 07 8 33 2 001 005.002
Parcel ID: 07 8 33 3 000 001.000
Parcel ID: 07 8 33 3 000 002.000
Parcel ID: 07 8 33 3 000 002.001
Parcel ID: 07 8 33 4 000 003.000
Parcel ID: 07 9 32 4 000 001.009
Parcel ID: 07 9 32 4 000 010.000
Parcel ID: 17 2 04 0 000 002.000
Parcel ID: 17 3 05 0 000 001.000

TITLE NOT EXAMINED

This instrument prepared by:
Brooke A. Everley
Everley Law, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203



20190424000134280 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/24/2019 11:49:54 AM FILED/CERT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Alan D. Kidd (the "Decedent"), died intestate on October 13, 2015;

WHEREAS, the Decedent's wife, Michelle Chatham (formerly known as Michelle G. Kidd), was granted Letters of Administration by the Probate Court of Shelby County, on December 15, 2015 (Case No. PR-2015-000750), and is as of this date the duly appointed and acting personal representative (the "Personal Representative");

WHEREAS, at the time of his death, the Decedent owned certain real property described below in this Personal Representative's Deed (the "Real Property");

WHEREAS, the Decedent was married at the time of his death, and he had one child from a previous marriage who survived him and no children who predeceased him;

WHEREAS, under Section 43-8-41 and Section 43-8-42 of the Code of Alabama of 1975, as amended, the entire intestate estate is due to be distributed in equal shares to the Decedent's wife and the Decedent's child (together, the "Heirs");

WHEREAS, the Heirs have agreed upon a division of the assets of the Decedent's intestate estate, which was approved by the Probate Court of Shelby County in that certain Order on Partial Settlement dated December 27, 2018;

WHEREAS, in accordance with the Order on Partial Settlement, the Real Property is due to be distributed to the Decedent's wife, Michelle Chatham;

WHEREAS, the Personal Representative, who resides at 7021 N. Highfield Drive, Birmingham, AL 35242, is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to Michelle Chatham, who resides at 7021 N. Highfield Drive, Birmingham, AL 35242 (the "Grantee");

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee the Decedent's entire interest in and to the following real property situated in Shelby County, Alabama, to wit:


Parcel 1: 07-8-33-0-000-002.000- All of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East, lying West of Highway 25. Also, the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the East 99 feet of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East.

Parcel 2: 07-8-33-1-001-020.000- A Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East. Being more particularly described as follows; Begin at the SW corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ then run North $2^{\circ}38'11''$ W along an old fence line being the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 248.01 feet to the SW corner of the town of Harpersville, property as described in Instrument number 2000-0153; thence run North Easterly along the South boundary of the Harpersville property for 243.44 feet to the West line of Alabama Highway 25. Thence run Southerly along said West right of way to the South Boundary of Said $\frac{1}{4}$ - $\frac{1}{4}$ Section. Thence West along the South boundary to the point of beginning.

PARCEL 3: 07-8-33-2-001-005.002- Begin at the SE corner of the NW $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East Thence run North along the East line for 230 feet; thence run South Westerly 660 feet more or less to the center line of Tanyard Branch; thence run South Easterly along the center line of Tanyard Branch 165 feet more or less to the South line of said $\frac{1}{4}$ section; thence run East along said South line 585-feet more or less to the point of beginning.

PARCEL 4: 07-8-33-3-000-001.000- East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 19 South, Range 2 East.

PARCEL 5: 07-8-33-3-000-002.000 – Parcel 13 according to the map of Tanyard Branch Estates as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama.


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PARCEL 6: 07-8-33-3-000-002.001- Parcel 12 according to the map of Tanyard Branch Estates as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama.

PARCEL 7: 07-8-33-4-000-003.000- All of the N ½ of the SE ¼ of Section 33, Township 19S, Range 2E, lying West of Alabama Highway 25.

PARCEL 8: 17-2-04-0-000-002.000- The East ½ of the NW ¼ of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama. Also, the West ½ of the NW ¼ of Section 4, Township 20, Range 2 East. Also, beginning at the NW Corner of the NE ¼ of Section 4, Township 20 South, Range 2 East; thence South 89° 45'30" East along the Section line for a distance of 786.87 feet to the Right of Way Line of Alabama Highway #25; thence South 11°47'15" East along said Right of Way Line for a distance of 386.76 feet to the beginning of a curve to the Left with a central angle of 23°14'15" and a radius of 1876.86 feet; thence along the arc of said curve for a distance of 761.20 feet; thence South 11°27' West for a distance of 1566.36 feet to the South line of said NE ¼ of Section 4, Township 20 South, Range 2 East; thence South 89°55' West for a distance of 557.17 feet to the SW corner of the NE ¼ of said Section; thence North 2673.90 feet to the Point of beginning.

PARCEL 9: 17-3-05-0-000-001.000- All of the North ½ of the NE ¼ of Section 5, Township 20 South, Range 2 East, Lying East of Dead Hollow Road.

Parcel 10: 07-9-32-4-000-001.009- Parcel 24 according to the Map of Tanyard Branch Estates as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama.

Parcel 11: 07-9-32-4-000-010.000- The SE ¼ of the SE ¼ of Section 32, Township 19 South, Range 2 East.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

The Real Property is located at 501-599 State Highway 25, 858-984 Farmingdale Road, and 99-235 Dead Hollow Road N, Harpersville, Alabama 35078, and is that same property conveyed by that certain Statutory Warranty Deed recorded on December 20, 2012 at Instrument

#20121220000486990 in the Probate Office of Shelby County, Alabama. The value of the Real Property, based on an appraisal as of the date of the Decedent's death, is \$1,800,000.

It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of his death, whether accurately described herein or not.

The undersigned has executed this Personal Representative's Deed solely in her capacity as a Personal Representative, and nothing herein contained shall be construed to impose liability on her in her individual capacities.

IN WITNESS WHEREOF, the Personal Representative has hereunto set her hand as of this 12th day of April, 2019.

Michelle Chatham

Michelle Chatham (formerly known as Michelle G. Kidd),
as Personal Representative of the Estate of Alan D. Kidd

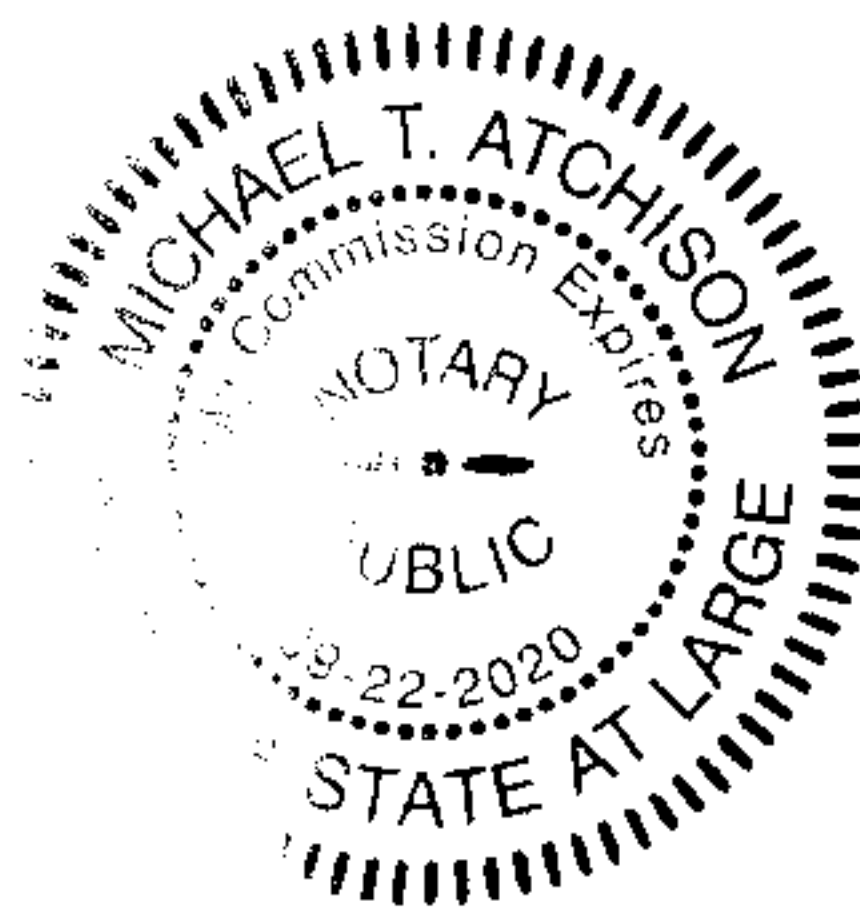
STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Chatham (formerly known as Michelle G. Kidd), whose name as Personal Representative of the Estate of Alan D. Kidd 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 instrument, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 12th day of April, 2019.

[Signature]
Notary Public

[NOTARIAL SEAL]



My Commission Expires: 9-22-20

