



20211012000495530 1/12 \$57.00
Shelby Cnty Judge of Probate, AL
10/12/2021 10:37:23 AM FILED/CERT

This Instrument prepared by:
Lindsey Eastwood
LINDSEY EASTWOOD LAW
2001 Park Place, Suite 252
Birmingham, Alabama 35020
Instrument #: 19980422000145431

Mail Tax Notice to:
Thomas Dodd
1749 Murray Hill Road
Birmingham, AL 35216

EXECUTOR'S DEED*

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that **THOMAS DODD**, as Personal Representative of The Estate of Addie Julia Dodd deceased, *Case Number 18BHM01585, in the Probate Court of Jefferson County, Alabama*, the **GRANTOR**, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration hereby acknowledged to have been paid to the said **GRANTOR** by **THOMAS DODD, JAMES DODD, and JUDITH METHENY**, the **GRANTEES**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEES**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

A parcel of land located in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the NW ¼ of the SE ¼ of said Section 28, Township 19 South, Range 1 East, and run in a Westerly direction 976.40 feet along the North line of said ¼- ¼ Section to a point on the South right of way line of U.S. Highway 280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right of way line of said highway for distance of 597.48 feet to the point of beginning; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 212.23 feet; thence turn an angle of 90 degrees to the left and run in an Easterly direction for a distance of 374.83 feet; thence turn an angle of 90 degrees right and run in a Southerly direction for a distance of 100 feet; thence turn an angle of 90 degrees right and run in a Westerly direction a distance of 434.83 feet; thence turn an angle of 90 degrees to the right and run in a Northerly direction a distance of 305.77 feet to a point on the South right of way line of U.S. Highway 280; thence run in an Easterly direction along the South right of way line of U.S. Highway 280 a distance of 60.35 feet to the point of beginning.

Also, a parcel of land located in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the NW ¼ of the SE ¼ of said Section 28, Township 19 South, Range 1 East and run in a Westerly direction 976.40 feet along the North



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line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point on the South right of way of U.S. Highway 280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right of way line of said highway for a distance of 220.48 feet to the point of beginning of the parcel herein described; thence continue on the same course for a distance of 377.0 feet; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 212.23 feet; thence turn an angle of 90 degrees 00 minutes left and run in an Easterly direction for a distance of 374.83 feet; thence turn an angle of 90 degrees 00 minutes left and run in a Northerly direction for a distance of 252.62 feet to a point on the South right of way line of U.S. Highway 280; said point being the point of beginning. Said parcel contains 2.0 acres, more or less.

Subject to easements, rights of way of record, and taxes for current and subsequent years.

Subject property being the same property conveyed to William A Dodd, Jr. by Leon B. Spradley and wife, Donna L. Spradley, by warranty Deed dated May 27, 1982, and recorded in the Office of the Probate Judge of Shelby County in Deed Book 341, pages 71 and 72.

Property Address/Parcel Number: 08-8-28-0-001-34.001
08-8-28-0-001-34.002

Instrument Number: 19980422000145431

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

Grantor hereby certifies that the above-described property does not constitute his homestead.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**.

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.



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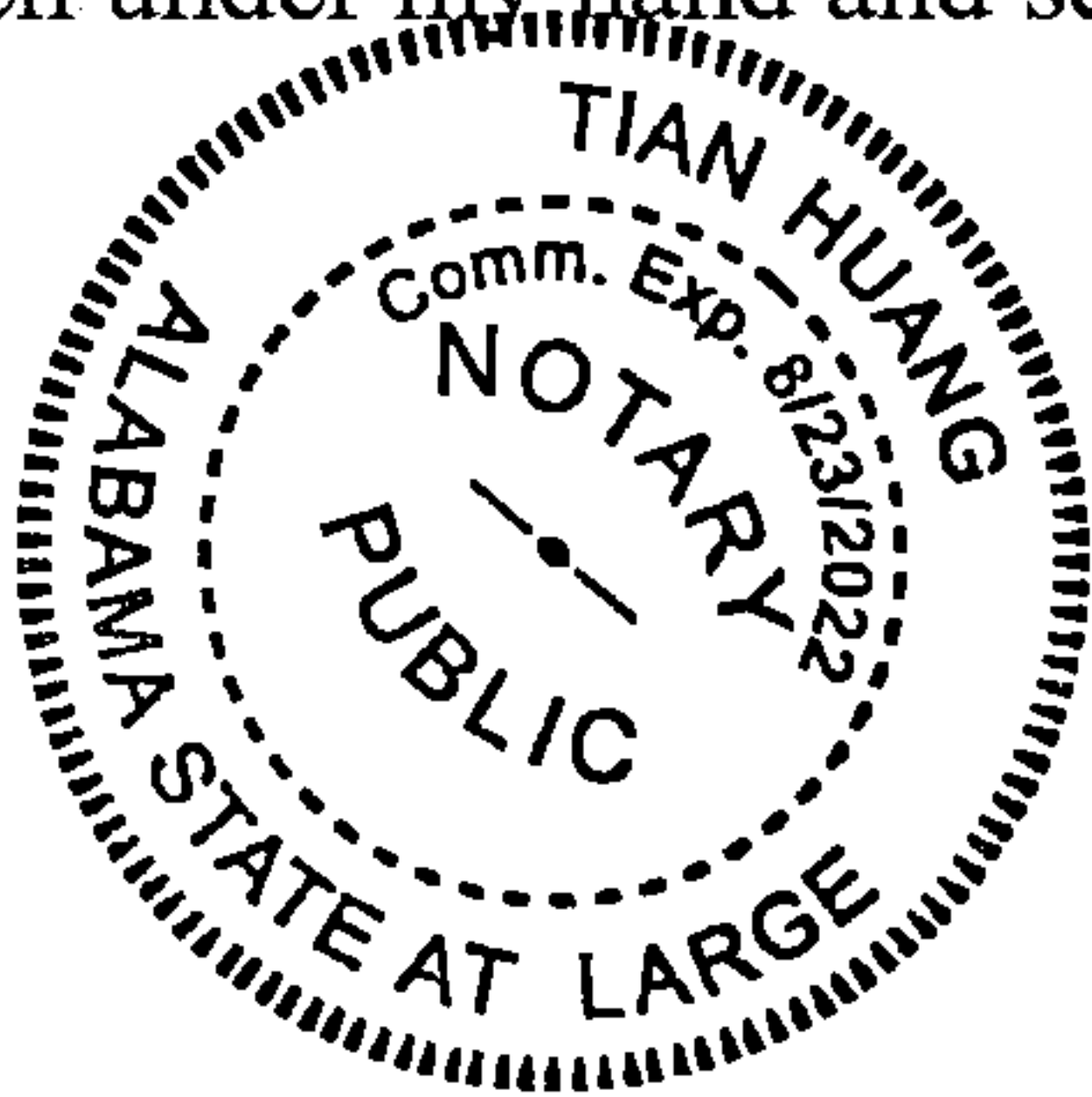
22nd IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this, the day of September, 2021.

THOMAS DODD,
as Personal Representative of The Estate of Addie
Julia Dodd, deceased

STATE OF ALABAMA
JEFFERSON COUNTY

Before me Tian Huang, the undersigned authority, a Notary Public in and for said State and County, personally appeared **THOMAS DODD**, as Personal Representative of The Estate of Addie Julia Dodd, deceased, whose name is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, she executed the same voluntarily and with full power and authority to act on behalf of said Estate, on the day the same bears date.

Given under my hand and seal on this 22nd day of September, 2021.



NOTARY PUBLIC

My commission expires:

***NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name Thomas Dodd
Mailing Address 1749 Murraray Hill Road
Birmingham, AL 35216

Grantee's Name Thomas Dodd
Mailing Address 1749 Murray Hill Road
Birmingham, AL 35216

Property Address 08-8-28-0-001-34.001

Date of Sale 11/30/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 151,700



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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 Shelby County Tax Assessor
☐ 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 in Code of Alabama 1975 § 40-22-1 (h).

Date 9/18/21

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:
ADDIE DODD, A/K/A,
ADDIE D. DODD, A/K/A,
ADDIE JULIA DODD,
Deceased

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA

CASE NO. 18BHM01585

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to THOMAS DODD, the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

WITNESS my hand this date, 6th day of July, 2018.

(SEAL)

SHERRI C. FRIDAY
Judge of Probate

I, Sherri C. Friday, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, July 6, 2018.

Sherri C. Friday
Judge of Probate



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THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2018-14114**

1. DECEASED LEGAL NAME Addie Julia Dodd				2. DATE AND TIME OF DEATH Mar 25, 2018 2056	
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Jefferson		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Birmingham, 35216		7. PLACE OF DEATH 1749 Murray Hill Road	
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE Dossett			10. SERVED IN ARMED FORCES No
11. AGE 93	UNDER 1 YEAR MONTHS DAYS	UNDER 1 DAY HRS MINS	12. DATE OF BIRTH Apr 17, 1924	13. BIRTHPLACE (State or Foreign Country) Tennessee	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Widowed		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Jefferson		19. CITY, TOWN OR LOCATION AND ZIP CODE Birmingham, 35216		20. STREET ADDRESS 1749 Murray Hill Road	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Thomas Dodd, Son, 1749 Murray Hill Road, Birmingham, AL 35216					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Thomas David Dossett			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Minnie Allen		
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Elmwood Cemetery		26. LOCATION Birmingham, Alabama	
27. DATE OF DISPOSITION Mar 30, 2018		28. FUNERAL DIRECTOR Jeff A Estes		29. LICENSE NUMBER 4504	30. DATE SIGNED Apr 11, 2018
31. FUNERAL HOME NAME AND ADDRESS John Ridouts Mortuary-Elmwood, 800 Dennison Ave SW, Birmingham, AL 35211				32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER					
34. NAME Lisa D Columbia MD			35. LICENSE NUMBER 15305		36. DATE SIGNED Mar 30, 2018
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 216 Aquarius Drive Ste 309, Birmingham, Alabama 35209					
38. REGISTRAR Nicole Henderson Rushing				39. DATE FILED Apr 11, 2018	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL
IMMEDIATE CAUSE UNDERLYING CAUSE	A. <u>Alzheimers Disease</u> DUE TO (OR AS A CONSEQUENCE OF):				Unknown
	B. _____ DUE TO (OR AS A CONSEQUENCE OF):				
	C. _____ DUE TO (OR AS A CONSEQUENCE OF):				
	D. _____ DUE TO (OR AS A CONSEQUENCE OF):				
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH					
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)	44. AUTOPSY No	45. FINDINGS CONSIDERED No	46. TOXICOLOGY No
47. FINDINGS CONSIDERED		48. TOBACCO USE CONTRIBUTED TO DEATH		Unknown	
49. HOW INJURY OCCURRED					
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY		54. LOCATION OF INJURY			

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2018-225-437-9

April 11, 2018

Nicole Henderson Rushing
State Registrar of Vital Statistics



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LAST WILL AND TESTAMENT

OF

ADDIE D. DODD

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, ADDIE D. DODD, a resident of Jefferson County, Alabama, declare this to be my LAST WILL AND TESTAMENT, hereby revoking all Wills and Codicils heretofore made by me.

ARTICLE ONE

I direct that all of my debts, my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death. My Executor may, in his sole discretion, pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

ARTICLE TWO

I give and devise my jewelry, china, silver, household furnishings, furniture, antiques, clothing, automobile and other items of a personal nature to my Executor to be distributed in accordance with a memorandum I have prepared. If the memorandum is not found within thirty days after my death, or if found, does not dispose of all items passing hereunder, then all such undisposed of items shall pass as part of the residue under the provisions of Article Three.

ARTICLE THREE

I give and devise all the rest, residue and remainder of the property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, in equal shares, to such of my children, namely; JUDITH D. METHENY, THOMAS W. DODD, and JAMES D. DODD, as are then living, and to the living issue, per stirpes, of any who are deceased with issue surviving.

ARTICLE FOUR

If any beneficiary shall become entitled to a distribution under the provisions of this Will before attaining



age eighteen (18) years, then his share shall be held in trust until he reaches his eighteenth birthday. During such time, the Trustee shall pay to such beneficiary or expend on its behalf so much of the net income derived from its trust share as the Trustee may deem advisable, to provide properly for the health care, maintenance, education, and support of the beneficiary, and may incorporate any income not so disbursed into the principal of the fund. When each beneficiary shall reach its eighteenth birthday, the trust shall terminate as to that beneficiary, and the Trustee shall distribute the fund to the beneficiary, in fee. If a beneficiary dies before reaching the age of eighteen (18) years, his or her share shall pass, in equal shares, to his or her living issue, per stirpes, if any, subject to all the provisions of this Article, and if none, then in equal shares to the beneficiary's living brothers and sisters, and to the living issue, per stirpes, of any who are deceased, if any, and if none, then to my heirs-at-law.

During the term of any trust created under the provisions of Article Four, I hereby authorize and empower the Trustee, in its sole and absolute discretion, at any time, and from time to time, to disburse from the principal of the trust created, such amounts as it may deem advisable to provide adequately and properly for the education, support and maintenance of the current income beneficiary thereof, including, but not by way of limitation, expenses incurred by reason of illness and disability. In determining the amounts of principal to be so disbursed, the Trustee shall take into consideration any other income or property which such person, for whom the principal is to be disbursed, may have from any other source, and the Trustee's discretion shall be conclusive as to the advisability of any such disbursement, and the same shall not be questioned by anyone.

Anything in this Will to the contrary notwithstanding, no trust created hereunder shall continue beyond twenty-one years after the death of the last to die of those beneficiaries who were living at the time of my death, and upon the expiration of such period all trusts shall terminate, and the assets thereof shall be distributed outright to those parties (and in the same proportions) as are then receiving the income therefrom.

ARTICLE FIVE

I nominate and appoint my son, THOMAS W. DODD, as Executor of this my LAST WILL AND TESTAMENT, and I direct that my Executor shall be exempt from posting bond, filing any inventory of the property coming into his hands as Executor, and making any report or final settlement to any court of his



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proceedings hereunder.

If my son, THOMAS W. DODD, should predecease me, or for any reason shall fail to qualify as Executor hereunder, (or having qualified, shall die or resign), then in such event, I appoint my daughter, JUDITH D. METHENY, as Successor Executor. I hereby grant my Successor Executor the same exemptions and powers herein granted my primary Executor.

ARTICLE SIX

I nominate and appoint my son, THOMAS W. DODD, and my daughter, JUDITH D. METHENY, as Co-Trustees of any trusts created under the provisions of Article Four of this Will for any descendants of my son, JAMES D. DODD. If for any reason either Trustee shall fail to qualify as Trustee hereunder, (or having qualified, shall die or resign), then in such event, the other named Trustee shall serve as sole Trustee.

No Trustee named herein shall be required to give bond or other security; or to file an inventory, accounting or appraisal in any court; or to render any report in court upon the final settlement of the trust estate or any share thereof. Notwithstanding the foregoing, the Trustee shall make out and keep an inventory and maintain records of all transactions relating thereto, and shall exhibit the same to any party in interest at any reasonable time.

ARTICLE SEVEN

In addition to all powers granted by law, I give my Executor and Trustee powers, exercisable in the discretion of my Executor and Trustee, and without court order, to retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my Executor or Trustee shall determine; to invest and reinvest my estate and proceeds of sale or any portion thereof in such loans, stocks, or other securities, mortgages, investment companies or trusts, whether of the open and/or closed fund types, interests in general, limited or special partnerships, common trust funds, or other property as they may consider suitable, whether or not a so-called "legal" investment of trust funds, and to change investments and to make new investments from time to time as to my Executor or Trustee may seem necessary or desirable; to borrow money for any purpose, at interest rates then prevailing, from any individual, bank, or other source, irrespective of



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whether that lender is then acting as Executor; to compromise or abandon any claims in favor of or against my estate; to hold any property in the name of a nominee or in bearer form; to employ accountants, depositories, attorneys, and agents (with or without discretionary powers); to execute contracts, notes, conveyances, and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against my estate, and containing provisions excluding personal liability; to make distributions wholly in cash or in kind, or partly in each; to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries; and to determine the value of any property distributed in kind.

IN WITNESS WHEREOF, I, ADDIE D. DODD, the Testatrix, sign my name to this instrument this 29th day of November, 2004, and being first duly sworn, do hereby declare to the undersigned authority, that I sign and execute this instrument, consisting of this and three (3) preceding pages, as my LAST WILL AND TESTAMENT, and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am nineteen years of age or older, of sound mind, and under no constraint or undue influence.


ADDIE D. DODD, TESTATRIX

We, Jack T. Noe and A. F. Lovell, Jr., the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Testatrix signs and executes this instrument, consisting of this and three (3) preceding pages, as her LAST WILL AND TESTAMENT, and that she signs it willingly, and that each of us, in the presence and hearing of the Testatrix, hereby signs this Will as witness to the Testatrix' signing, and that to the best of our knowledge, the Testatrix is nineteen years of age or older, of sound mind, and under no constraint or undue influence.

Jack T. Noe
Witness
A. F. Lovell, Jr.
Witness

6087 Waterride Dr.
Hoover, Al. 35244
Address
2217 Blue Ridge Blvd
Hoover, Al. 35226
Address



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STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Subscribed, sworn to and acknowledged before me by
Addie D. Dodd, the Testatrix, and subscribed and sworn to
before me by Jack T. Noc and
A. F. Lovell, Jr., the witnesses, this 29th day
of November, 2004.

Mary C. Lovell
Notary Public

My commission expires: 6-1-06