

20220614000238400 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
06/14/2022 01:12:22 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
Carney Dye, LLC
PO Box 43647
Birmingham, Alabama 35243
(205) 802-0696

Send tax notice to:

Carrie Cagle Kolb, Trustee
1067 Country Club Circle
Birmingham, Alabama 35244

STATE OF ALABAMA
SHELBY COUNTY

- Above This Line Reserved for Official Use -

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carrie Cagle Kolb**, as Personal Representative of the Estate of Patricia D. Cagle aka Patricia Ann Cagle, Deceased, Shelby County Probate Court Case No. PR-2021-000123, hereinafter referred to as "Grantor," does hereby grant, convey and warrant said property in equal shares to, **Carrie Cagle Kolb, Trustee of the Testamentary Trust f/b/o Lilli Ann Patricia Kolb and Carrie Cagle Kolb, Trustee of the Testamentary Trust f/b/o Ila Kate Kolb**, as tenants in common, hereinafter referred to as "Grantees."

RECITALS

WHEREAS, Patricia D. Cagle aka Patricia Ann Cagle (the "Decedent") died testate on or about January 12, 2021, and her Last Will and Testament (the "Will") was admitted to the Probate Court of Shelby County, Alabama, Case No. PR-2021-000123, and Carrie Cagle Kolb was appointed as Personal Representative;

WHEREAS, all debts of the Decedent and all legal charges against the Estate have been paid;

WHEREAS, the decedent died the owner of the real property described herein, which is hereby conveyed to the Grantees by the Personal Representative in accordance with Item Three of the Will, the Grantees representing the devisee of said real property under the Will.

NOW, THEREFORE, in consideration of these premises and for other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Grantor in her capacity as Personal Representative, does hereby remise, release, quitclaim and convey to the Grantees, any



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and all of the Grantor's right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 3424, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, "A, B, C" in office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and subsequent years.
2. Mineral and mining rights and other privileges and immunities relating thereto if any.
3. Easements, restrictions, rights of way and building lines of record.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 18th day of February, 2022.

Carrie Cagle Kolb (SEAL)
 Carrie Cagle Kolb as Personal Representative
 of the Estate of Patricia D. Cagle aka Patricia
 Ann Cagle, Deceased

STATE OF ALABAMA)
) ACKNOWLEDGMENT
 COUNTY OF JEFFERSON)

I, Sarah Katherine Burson, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that **Carrie Cagle Kolb**, Personal Representative, 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 voluntarily executed the same in her fiduciary capacity as Personal Representative of the Estate of Patricia D. Cagle aka Patricia Ann Cagle, on the day the same bears date. Given under my hand this 18th day of February, 2022.

Sarah Katie Burson
 Signature of Notary Public
 My Commission expires: 11/10/2025

Grantee's Address:

Carrie Cagle Kolb, Trustee
 1067 Country Club Circle
 Birmingham, Alabama 35244

Real Estate Sales Validation Form

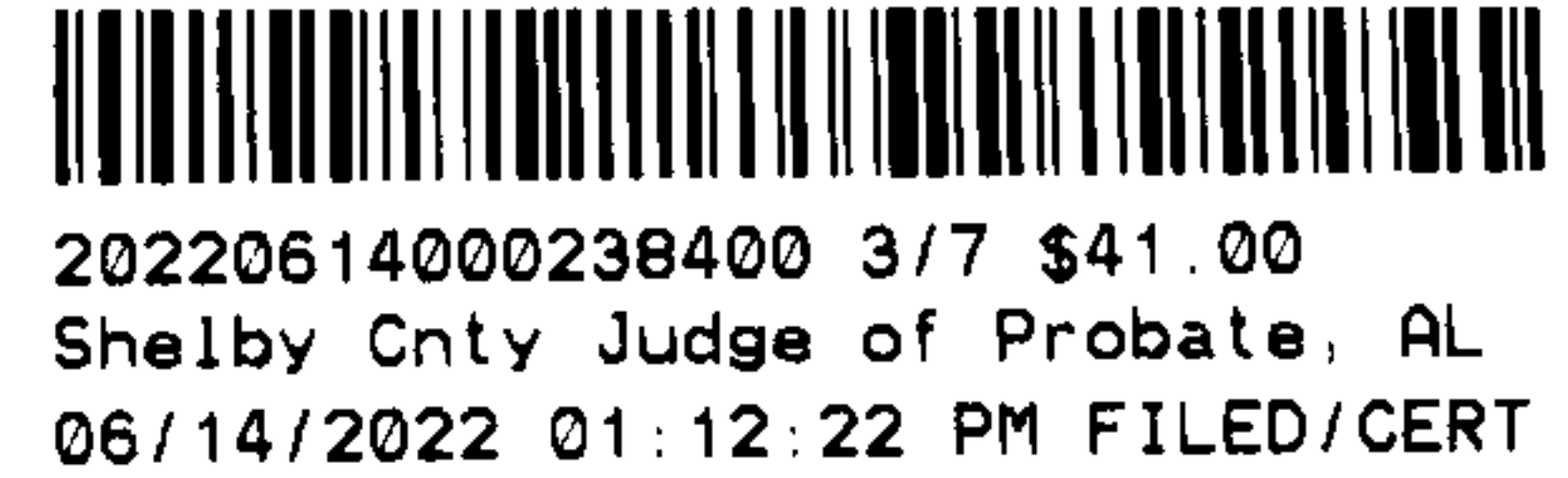
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carrie Cagle Kolb, PR of Estate of
Mailing Address Patricia D. Cagle
1067 Country Club Circle
Birmingham, AL 35244

Grantee's Name Carrie Cagle Kolb, Trustee of Testamentary
Mailing Address Trusts f/b/o Lilli Ann Patricia Kolb and Ila Kate Kolb
1067 Country Club Circle
Birmingham, AL 35244

Property Address 1067 Country Club Circle
Birmingham, AL 35244

Date of Sale 2/18/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 768,000



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

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 2/19/2022

Print Jack T. Carney

☐ Unattested

(verified by)

Sign

Jack T. Carney
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**CERTIFICATION OF TRUST OF THE TESTAMENTARY
TRUST F/B/O ILA KATE KOLB
DATED MARCH 3, 2021**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated March 3, 2021.
2. The Grantor of the Trust is Patricia D. Cagle, by and through her Last Will and Testament dated December 27, 2017.
3. The Trust is irrevocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. The Tax Identification number for the Trust is _____.
6. The current Trustee is:
Carrie Cagle Kolb
1067 Country Club Circle
Birmingham, Alabama 35244
7. Item Nine of said Trust states that the Trustee shall have the power to manage the assets of the trust.
8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.
9. Title to trust property may be listed as: "Carrie Cagle Kolb, as Trustee of the Testamentary Trust f/b/o Ila Kate Kolb dated March 3, 2021."
10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.



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11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 18th day of February, 2022 and hereby affirm it constitutes a valid and accurate certification of such document.

Carrie Cagle Kolb
CARRIE CAGLE KOLB, TRUSTEE

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carrie Cagle Kolb, Trustee, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2022.

Carol Katie Burr
(Signature of Person Taking
Acknowledgment)

My commission expires: 11/10/2025



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**CERTIFICATION OF TRUST OF THE TESTAMENTARY
TRUST F/B/O LILLI ANN PATRICIA KOLB
DATED MARCH 3, 2021**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated March 3, 2021.
2. The Grantor of the Trust is Patricia D. Cagle, by and through her Last Will and Testament dated December 27, 2017.
3. The Trust is irrevocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. The Tax Identification number for the Trust is _____.
6. The current Trustee is:
Carrie Cagle Kolb
1067 Country Club Circle
Birmingham, Alabama 35244
7. Item Nine of said Trust states that the Trustee shall have the power to manage the assets of the trust.
8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.
9. Title to trust property may be listed as: "Carrie Cagle Kolb, as Trustee of the Testamentary Trust f/b/o Lilli Ann Patricia Kolb dated March 3, 2021."
10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.



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11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 18th day of February, 2022 and hereby affirm it constitutes a valid and accurate certification of such document.

Carrie Cagle Kolb
CARRIE CAGLE KOLB, TRUSTEE

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carrie Cagle Kolb, Trustee, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2022.

Shel Katin Burson
(Signature of Person Taking
Acknowledgment)

My commission expires: 11/10/2025