
THIS INSTRUMENT PREPARED BY:

Harris H. Anthony, Esq.
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Donna B. Kellis
85 Cornerstone Circle
Calera, Alabama 35040

PERSONAL REPRESENTATIVE'S DEED

THIS DEED IS BEING FILED IN ORDER TO CLARIFY TITLE TO THE SUBJECT PROPERTY AS DIRECTED IN THE LAST WILL AND TESTAMENT OF DAVID B. KELLIS, DECEASED, WHICH WAS SUBMITTED TO PROBATE IN SHELBY COUNTY, ALABAMA BEARING CASE NO. PR-2022-000702.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Donna B. Kellis, as Personal Representative of the Estate of David B. Kellis, deceased** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Donna B. Kellis** (herein referred to as Grantee), all right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Pelham Retail Group Subdivision, as recorded in Map Book 38, page 105, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive right to use Access Easements as defined in that certain Declaration of Covenants, Conditions and Restrictions and Declaration of Easements, dated June 6, 2007, recorded as Instrument 20070606000263300, in the Probate Office of Shelby County, Alabama.

This deed was prepared with information supplied by Grantor herewith without the benefit of a title search being performed on the subject property; therefore, preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Names and Mailing Address:
Donna B. Kellis, as Personal Representative of the Estate of David B. Kellis, deceased	Donna B. Kellis
85 Cornerstone Circle	85 Cornerstone Circle
Calera, AL 35040	Calera, AL 35040
Property Address:	3070 Pelham Pkwy, Pelham, AL 35124
Date of Sale:	<u>July 25</u> , 2023
Property Value:	\$537,890.00
The actual value can be verified in:	<input checked="" type="checkbox"/> Tax Assessor's Value

This instrument is executed by Grantor solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Personal Representative, in her individual capacity, and Grantor expressly limits her liability hereunder to the property now or hereafter held by her in the representative capacity named.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of July, 2023.

Donna B. Kellis
DONNA B. KELLIS, as Personal Representative of the
 Estate of David B. Kellis, deceased

STATE OF ALABAMA)
 COUNTY OF SHELBY)

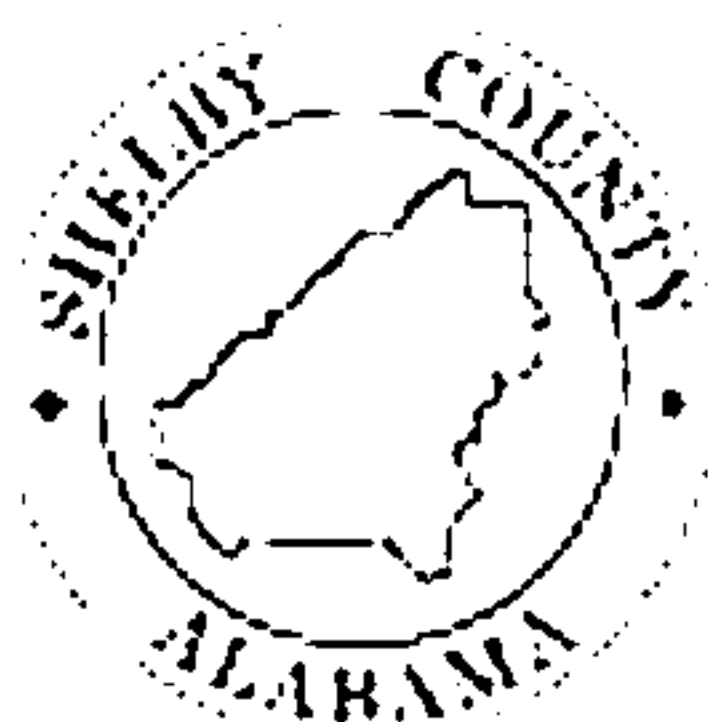
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna B. Kellis, whose name as Personal Representative of the Estate of David B. Kellis, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 2023.

[SEAL]

Stephanie Shelton
 Notary Public
 My Commission Expires: Feb. 9, 2026

STEPHANIE SHELTON
 Notary Public, Alabama State at Large
 My Commission Expires February 9, 2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/03/2023 03:55:29 PM
 \$29.00 BRITTANI
 20230803000234890

Allen S. Bayl