



20231220000365990 1/2 \$26.00
 Shelby Cnty Judge of Probate, AL
 12/20/2023 02:16:23 PM FILED/CERT

Space above this line reserved for recording office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This instrument was prepared by:
 John Bahakel, Attorney
 2131 - 12th Avenue North
 Birmingham, Alabama 35234

Send Tax Notice To:
 Vicki B. Chauvin
 1816 Mountain Laurel Lane
 Birmingham, Alabama 35244

PERSONAL REPRESENTATIVE DEED

**STATE OF ALABAMA
 COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS Vicki B. Chauvin was appointed Personal Representative of the Estate of E. G. Bailey, deceased by order of the Probate Court of Shelby County, Alabama, case number PR-2023-00514;

THAT WHEREAS, the Last Will & Testament of E. G. Bailey, deceased, provided that the subject real property be transferred to Grantee herein;

NOW THEREFORE, That in consideration of other good and valuable consideration and the sum of **Ten And 00/100 Dollars (\$10.00)*** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Vicki B. Chauvin**, as Personal Representative of the **Estate of E. G. Bailey**, deceased, whose address is 1816 Mountain Laruel Lane, Birmingham, Alabama 35244 (hereinafter referred to as GRANTOR whether one or more), does hereby grant, bargain, sell and convey unto **Vicki B. Chauvin**, individually, whose address is 1816 Mountain Laruel Lane, Birmingham, Alabama 35244 (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 59, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is hereby made subject to covenants, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Source of title: Inst #: 1995-13800 Street Address: 1718 Mountain Laurel Lane, Birmingham, AL

*Note: The Tax Assessor Value of the subject property is: \$259,900.00

+Note: E.G. Bailey was the surviving Grantee of that certain deed recorded at Instrument Number 1995-13800, the other joint tenant, Mariam W. Bailey having departed this life on May 21, 2017.



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To have and to hold, to the said Grantee her heirs, successors and assigns, forever.

In witness whereof, the undersigned has hereunto set her hand and seal as Personal Representative of the Estate of E. G. Bailey, deceased, on this 18 day of Dec, 2023

Estate of E. G. Bailey

By: Vicki B. Chauvin (Seal)
Vicki B. Chauvin
Personal Representative

State of Alabama

County of Shelby

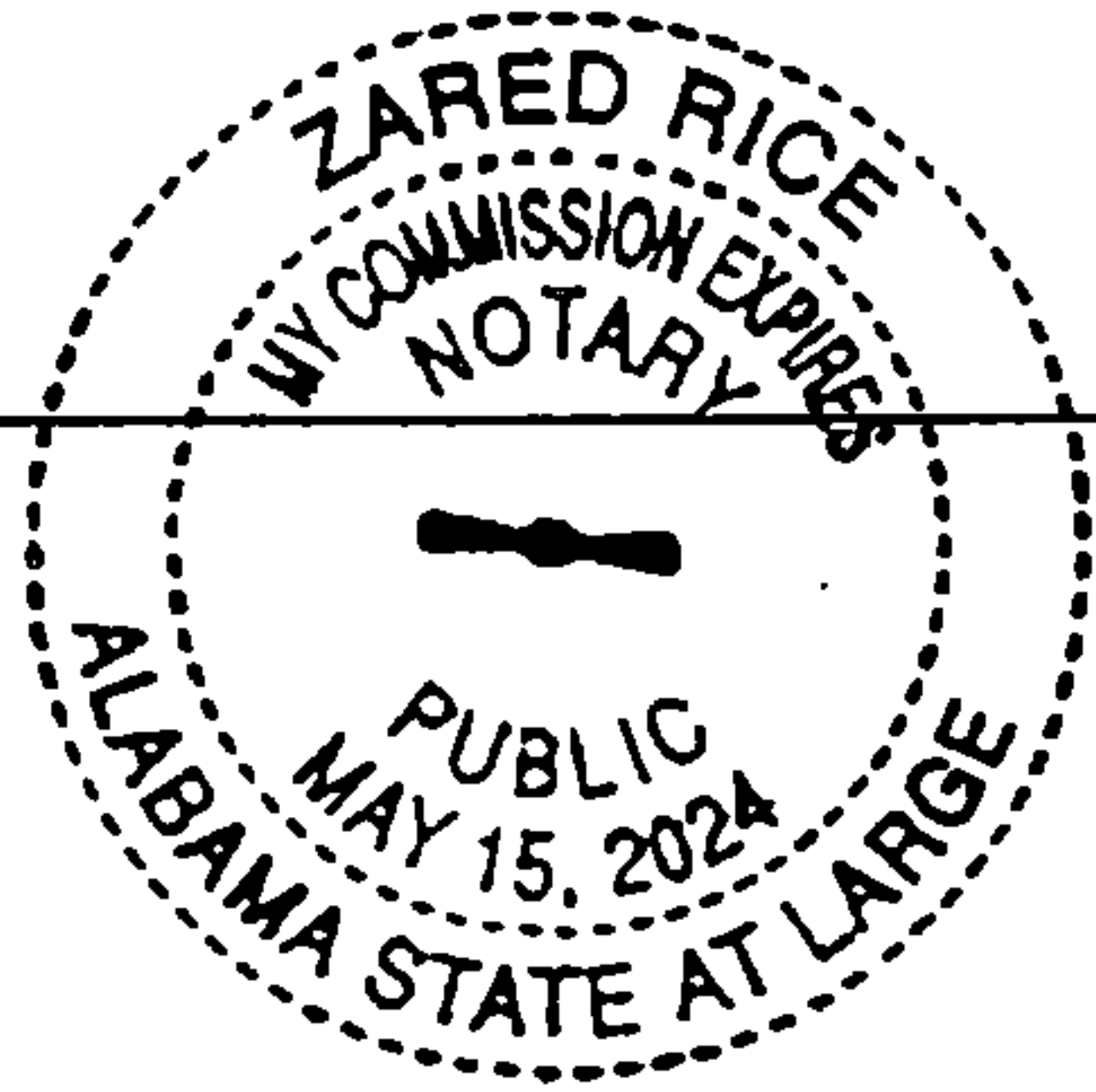
General Acknowledgment

I, the undersigned, a Notary Public in and for the State of Alabama At-Large, hereby certify that Vicki B. Chauvin, whose name as Personal Representative of the Estate of E. G. Bailey, is signed to the foregoing conveyance, and who is known to me or otherwise presented proof of her identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of December, 2023

Zared R.
Notary Public

My Commission Expires: 5/15/24



Graxtore
1718 Mountain Laurel Lane
Hooper, AL 35244