

Send Tax Notice To:

Cheryl A. Rossborough, Linda B. Arwood and  
Richard Arwood, Co-Trustees,  
Harold L. Arwood, Jr. Credit Shelter Trust  
f/b/o Linda B. Arwood u/a/d March 29, 2007  
642 Shore Road  
North Palm Beach, FL 33408

This Instrument was prepared without  
examination of title by:

Nancy W. Ball, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
(205) 521-8000

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**PERSONAL REPRESENTATIVE'S DEED**

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STATE OF ALABAMA     )  
  :  
SHELBY COUNTY         )

Harold L. Arwood, Jr. (hereinafter the "Decedent"), a married man, died on August 30, 2021, and the will of the Decedent dated March 29, 2007 (hereinafter referred to as the "Will"), was admitted to probate and record in the Circuit Court for Martin County, Florida, Probate Division, on March 14, 2022 (Case No. 21001098CPAXMX). The undersigned, Cheryl A. Rossborough, is the duly appointed and acting personal representative of the Estate of Harold L. Arwood, Jr., deceased (hereinafter sometimes the "Personal Representative"). On September 23, 2023, a certified and authenticated copy of the Will and the records of the probate thereof was admitted to probate and record by the Probate Court of Shelby County, Alabama (Case No. PR-2023-000871), and Ancillary Letters Testamentary were granted to the undersigned, Cheryl A. Rossborough, as the Personal Representative of the Decedent's estate in Alabama.

At the time of his death, the Decedent owned an interest in certain real property situated in Shelby County, Alabama, more particularly described on the attached Exhibit A, and being the same real property conveyed to the Decedent by a Deed recorded in the office of the Judge of Probate of Shelby County, Alabama, as Instrument # 1998-20162 (the "Property"), and which became a part of the Decedent's probate estate at his death.

Under Paragraph (a) of Item IV of the Will, if the Decedent's spouse, Linda B. Arwood (the "Decedent's spouse"), survived him, a gift is made of a certain value of assets passing under the Will from the Decedent's probate estate, effective at the Decedent's death, to the trustees of a trust to be governed by Item IV of the Will (the "Harold L. Arwood, Jr. Credit Shelter Trust f/b/o

Linda B. Arwood u/a/d March 29, 2007"). The Decedent's spouse did survive the Decedent, and, in accordance with the provisions of Item IV(a), the Property passed to the Trustee of the Harold L. Arwood, Jr. Credit Shelter Trust f/b/o Linda B. Arwood u/a/d March 29, 2007, effective at the death of the Decedent. Under Item IV of the Will, Cheryl A. Rossborough, Linda B. Arwood and Richard Arwood are appointed as the Co-Trustees of the Harold L. Arwood, Jr. Credit Shelter Trust f/b/o Linda B. Arwood u/a/d March 29, 2007, and are currently acting as such Co-Trustees.

**NOW, THEREFORE** in consideration of the premises, **CHERYL A. ROSSBOROUGH**, as the Personal Representative of the Estate of Harold L. Arwood, Jr., deceased, does hereby **GRANT, BARGAIN, SELL, CONVEY** and **ASSIGN**, forever, unto **CHERYL A. ROSSBOROUGH, LINDA B. ARWOOD AND RICHARD ARWOOD, AS CO-TRUSTEES OF THE HAROLD L. ARWOOD, JR. CREDIT SHELTER TRUST F/B/O LINDA B. ARWOOD U/A/D MARCH 29, 2007**, all of the Decedent's right, title and interest in that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit A.

Together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto.

This conveyance is made and accepted expressly subject to the matters listed below, but only to the extent actually affecting the Property:

1. Any easements, restrictions, covenants, reservations, conveyances of minerals, rights-of-way, leases, liens or encumbrances, or claims thereof.
2. Taxes or assessments for 2024 and subsequent years and not yet due and payable

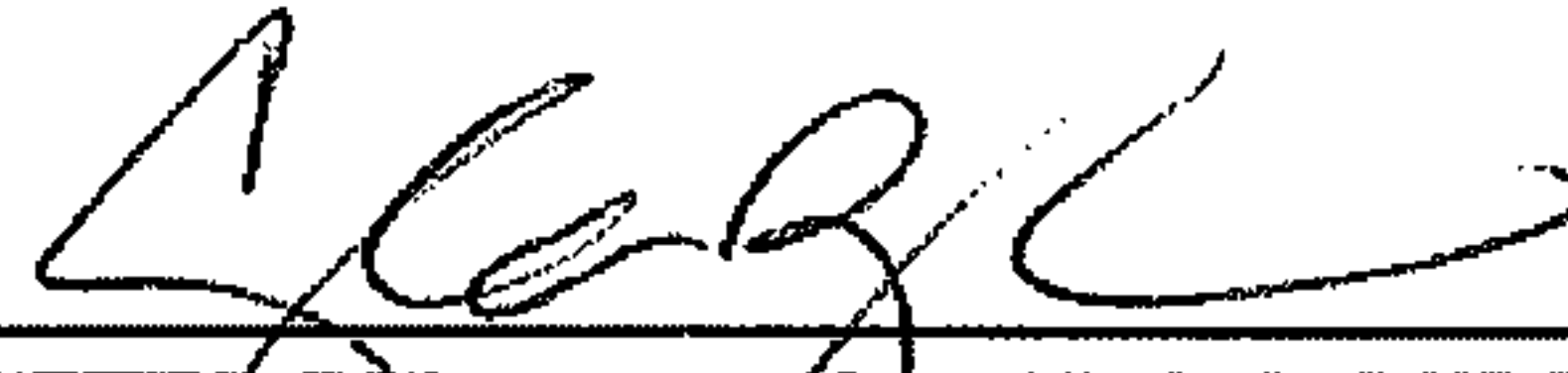
**TO HAVE AND TO HOLD** the same unto **CHERYL A. ROSSBOROUGH, LINDA B. ARWOOD AND RICHARD ARWOOD, AS CO-TRUSTEES OF THE HAROLD L. ARWOOD, JR. CREDIT SHELTER TRUST F/B/O LINDA B. ARWOOD U/A/D MARCH 29, 2007**, and their respective successors, assigns, heirs, and legal representatives, in fee simple forever.

It is the intention of the Personal Representative to convey to **CHERYL A. ROSSBOROUGH, LINDA B. ARWOOD AND RICHARD ARWOOD, AS CO-TRUSTEES OF THE HAROLD L. ARWOOD, JR. CREDIT SHELTER TRUST F/B/O LINDA B. ARWOOD U/A/D MARCH 29, 2007** all interests of the Decedent and the Estate in and to the Property, whether accurately described herein or not.

The undersigned has executed this Deed solely in her capacity as the Personal Representative of the Estate, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, the undersigned, **CHERYL A. ROSSBOROUGH**, has executed this instrument as the Personal Representative of the Estate of Harold L. Arwood, Jr., deceased, this 13<sup>th</sup> day of May, 2024.

**GRANTOR:**

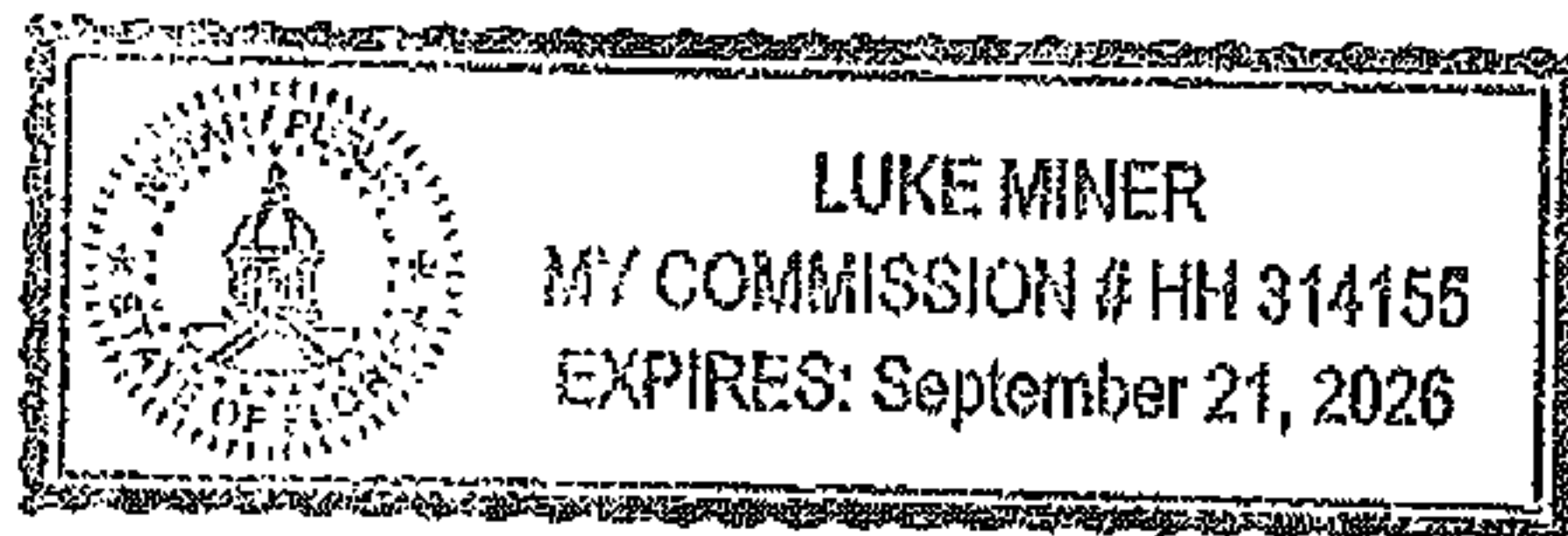


**CHERYL A. ROSSBOROUGH**, as the Personal Representative of the Estate of Harold L. Arwood, Jr., deceased

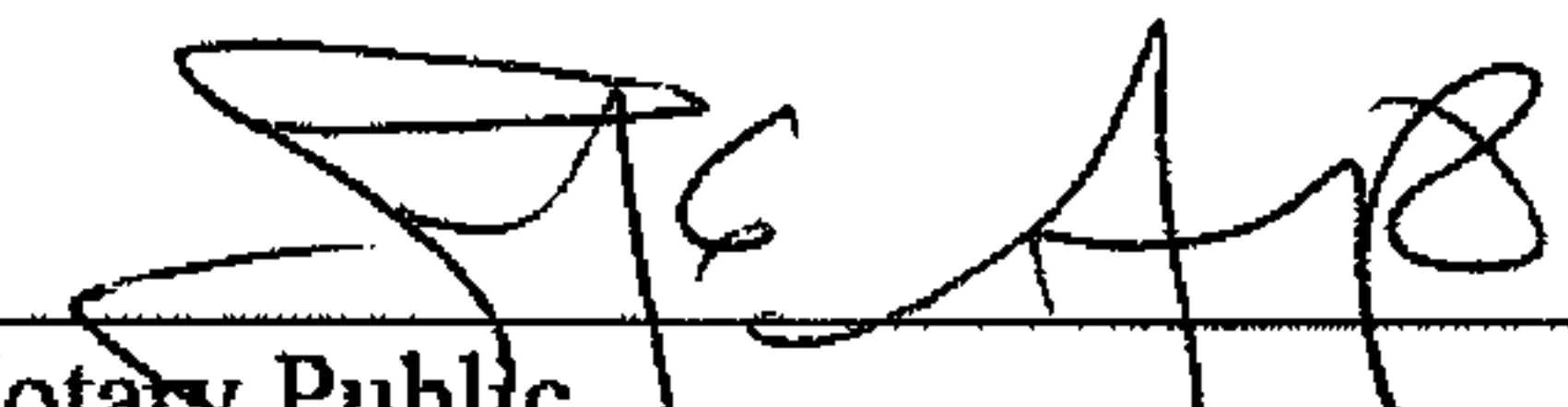
*Florida In*  
**STATE OF ALABAMA** )  
*Palm Beach In* :  
**JEFFERSON COUNTY** )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **CHERYL A. ROSSBOROUGH**, as the Personal Representative of the Estate of Harold L. Arwood, Jr., deceased, whose name 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 said instrument, she, in such capacity and with full authority, executed the same voluntarily as aforesaid as of the day the same bears date.

Subscribed and sworn to before me this 13 day of MAY, 2024.



[SEAL]

  
Notary Public  
My Commission Expires: Sept 21, 2026

**REAL ESTATE VALIDATION FORM**

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor above:

<b>Grantor Name:</b>	CHERYL A. ROSSBOROUGH, as the Personal Representative of the Estate of Harold L. Arwood, Jr., deceased	<b>Grantee Name</b>	Cheryl A. Rossborough, Linda B. Arwood and Richard Arwood, Co-Trustees of the Harold L. Arwood, Jr. Credit Shelter Trust F/B/O Linda B. Arwood U/A/D March 29, 2007
<b>Mailing Address</b>	642 Shore Road North Palm Beach, FL 33408	<b>Mailing Address</b>	642 Shore Road North Palm Beach, FL 33408
<b>Property Address</b>	2782 HWY 11 Pelham, AL 35124	<b>Date of Sale:</b>	_____, 2024
<b>Parcel ID</b>	14 9 30 0 000 001.057	<b>Value (transfer under Will):</b>	\$1,317,560 (2023 Tax Assessor Value)





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/17/2024 08:55:00 AM  
 \$35.00 PAYGE  
 20240517000146410

*Allen S. Beyl*

## EXHIBIT A

### **Parcel I:**

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof for 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 22477.48 feet and a central angle of 1 deg. 27 min. 50 sec.); thence run Southwesterly along said right of way and curve for 574.33 feet to the Point of Beginning; thence continue along said curve and right of way for 382.71 feet to a point; (said point being an extension of a fence to the south of said point); thence 34 deg. 48 min. 02 sec. left from the chord of said curve run Southerly along said fence for 339.24 feet to a fence corner; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 55 deg. 22 min. 10 sec. left run Northeasterly 465.72 feet; thence 90 deg. 00 min. left run Northwesterly for 477.68 feet to the Point of Beginning; being situated in Shelby County, Alabama. Containing 6.0 acres.

### **Parcel II:**

Begin at the SW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 30, Township 20 South, Range 2 West; thence run Northerly along the west line thereof for 300.57 feet to the Southeasterly right of way of Shelby County Highway #11; thence 35 deg. 00 min. 34 sec. right run Northeasterly along said right of way for 65.63 feet to a point (said point being the extension of a fence to south of said point); thence 145 deg. 45 min. 56 sec. right run Southerly along said fence 339.24 feet to a fence corner; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 124 deg. 37 min. 50 sec. right run Southwesterly for 10.02 feet to an iron pin on the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 54 deg. 09 min. 52 sec. right run westerly 368.34 feet to an iron pin and the point of beginning. Containing 0.34 acres, more or less.

### **Parcel III:**

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof for 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 22477.48 feet and a central angle of 1 deg. 27 min. 50 sec.) and the point of beginning; thence run Southwesterly along said right of way and curve for 574.33 feet; thence left 89 deg. 26 min. 53 sec. to chord, run Southeasterly 477.68 feet; thence 90 deg. 00 min. left run 564.51 feet; thence 88 deg. 49 min. 10 sec. left run 473.78 feet to the point of beginning.