

STATE OF ALABAMA    )

COUNTY OF SHELBY    )

**PERSONAL REPRESENTATIVE'S DEED**

This indenture, made between the **ESTATE OF JON DAVID CALDWELL**, deceased, by **DON TINSLEY CALDWELL**, and **KENNETH ALAN CALDWELL**, Personal Representatives, and **DON TINSLEY CALDWELL**, individually, and **KENNETH ALAN CALDWELL**, individually, being the only heirs and legatees to the ESTATE OF JON DAVID CALDWELL, deceased, hereinafter referred to as GRANTORS, and **KENNETH ALAN CALDWELL**, hereinafter referred to as GRANTEE.

**Whereas**, by his Last Will and Testament, dated the 25<sup>th</sup> day of March, 1993, Jon David Caldwell appointed Don Tinsley Caldwell and Kenneth Alan Caldwell to serve as Personal Representatives of his estate; and

**Whereas**, Jon David Caldwell died in Madison County, Alabama on the 10<sup>th</sup> day of August, 2007; and

**Whereas**, upon petition, the Estate of Jon David Caldwell, deceased was admitted to probate in Madison County, Alabama on the 21<sup>st</sup> day of September, 2007 (Probate Case #50918) and Don Tinsley Caldwell and Kenneth Alan Caldwell were duly appointed to serve as Personal Representatives of the Estate of Jon David Caldwell, deceased; and,

**Whereas**, Don Tinsley Caldwell and Kenneth Alan Caldwell, are the only heirs to the Estate of Jon David Caldwell, deceased.

Now therefore,

**Witnesseth**, that in the exercise of the powers to her given by the Last Will and Testament of Jon David Caldwell, and every other power hereunto enabling including the authority granted by **Code of Alabama §35-4-320**, and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantors, the receipt whereof is hereby acknowledged, the Grantors, acting through the duly appointed Personal Representative as aforesaid, and as the heirs to the said estate, do hereby grant, bargain, sell and convey unto Kenneth Alan Caldwell, as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:



Lot 4, according to the survey of Chase Plantation,  
4<sup>th</sup> Sector, as recorded in Map Book 9, page 156, in  
the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**SUBJECT TO:**

1. Taxes for the year 2010, which are a lien but not yet due and payable until October 1, 2010.
2. Public utility easements as shown by recorded plat, including 10 feet on the rear, irregular through lot for ingress, egress and public utilities.
3. Declarations of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at page 536. as amended in Misc. Book 17, beginning at Page 550, amended in Real 46 page 161 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.
4. Restrictions, covenants and conditions as set out in the instrument recorded in Real 66 page 616 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 355, page 274 and Deed Book 332, page 554 in Probate Office.
6. Easement to Harbert Equitable Joint Venture as shown by instrument recorded in Deed Book 335, Page 158 in Probate office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 69 page 455 and covenants pertaining thereto recorded in Real 69, Page 458 in Probate office.
8. Mineral and mining rights including rights set out in Deed Book 127, page 140 in Probate Office.
9. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include





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but are not limited to roof, foundation, party walls,  
 walkway and entrance.

[Source of Title: Deed Book 260, Page 170]

(The real property convey herein is not the homestead of any  
 Grantor.)

To Have and to Hold the said tract or parcel of real property unto to the  
 said Grantee, his heirs and assigns in fee simple forever; and for the consideration  
 aforesaid, we do, for ourselves, for our heirs, personal representatives, successors,  
 and assigns, covenant to and with the said Grantee, that we are lawfully seized  
 and possessed in fee simple of said tract or parcel of real property; that we have a  
 good and lawful right to sell and convey the same as aforesaid; that the same is  
 free of all encumbrances, and that we will forever warrant and defend the title  
 thereto against the lawful claims of all persons whomsoever.

In Witness Whereof, We, Don Tinsley Caldwell, and Kenneth Alan  
 Caldwell, Personal Representatives of the Estate of Jon David Caldwell, deceased,  
 and Don Tinsley Caldwell and Kenneth Alan Caldwell, in our individual and  
 personal capacities as the heirs of the aforesaid estate, as GRANTORS, have  
 hereunto set our hands and seals this 16th day of April, 2010.

**ESTATE OF JON DAVID CALDWELL, Deceased**

By: *Don Tinsley Caldwell* (SEAL)  
**DON TINSLEY CALDWELL,**  
 Personal Representative

STATE OF ALABAMA )

SS.

COUNTY OF MADISON )

I, the undersigned Notary Public in and for said County, in said State,  
 hereby certify that **DON TINSLEY CALDWELL** whose name is signed to the  
 foregoing conveyance and who is known to me, acknowledged before me on this  
 day that he is the duly appointed Personal Representative of the Estate of Jon  
 David Caldwell, Deceased, and that, being informed of the contents of the



conveyance, he, acting in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14<sup>th</sup> day of April, 2010.

(Place Notary Seal Above)

Wendy Ryan  
Notary Public  
My Commission Expires: 1-9-13

Don Tinsley Caldwell  
**DON TINSLEY CALDWELL**, an unmarried man

STATE OF ALABAMA )  
COUNTY OF MADISON ) SS.

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **DON TINSLEY CALDWELL** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of April, 2010.

(Place Notary Seal Above)

Wendy Ryan  
Notary Public  
My Commission Expires: 1-9-13



ESTATE OF JON DAVID CALDWELL, Deceased

By:

[Signature] (SEAL)

KENNETH ALAN CALDWELL,  
Personal Representative

STATE OF CALIFORNIA

)

SS.

COUNTY OF SAN FRANCISCO

)

On April 15, 2010 before me,  
JIM LEACH, Notary Public,

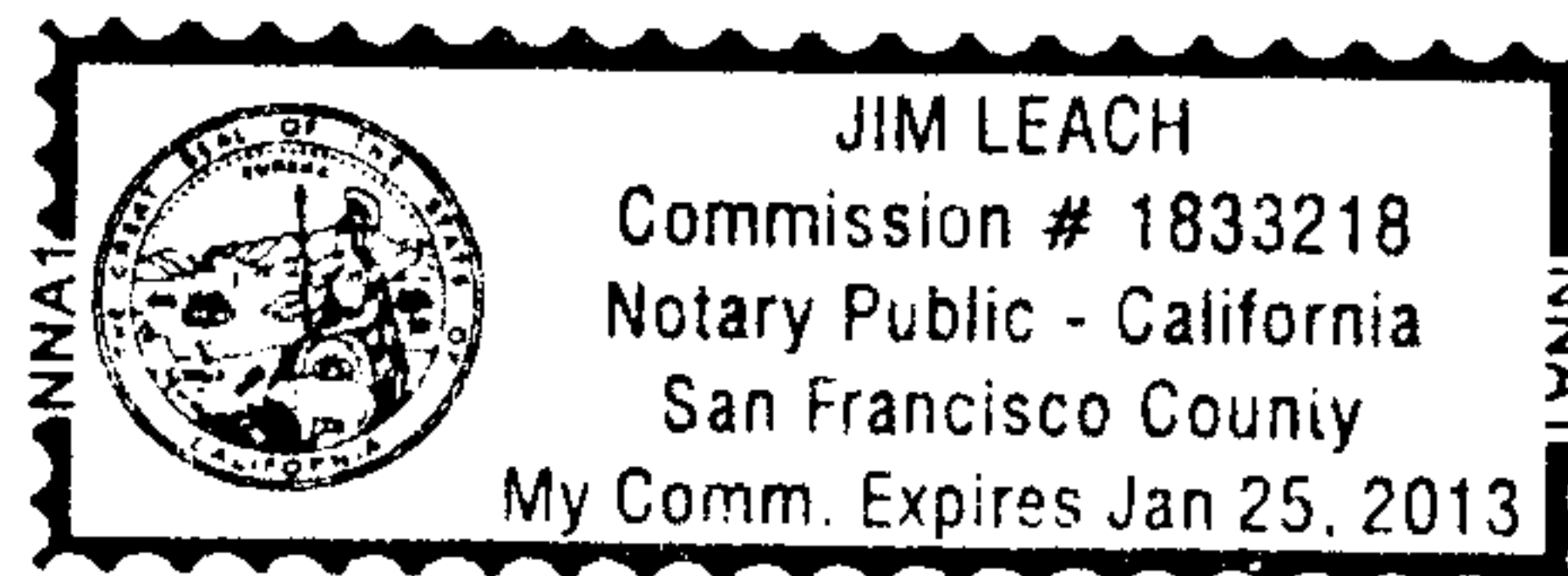
personally appeared

KENNETH ALAN CALDWELL, who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~  
executed the same in his/~~her/their~~ authorized capacity(ies), and that by  
his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



(Place Notary Seal Above)

DESCRIPTION OF THE ATTACHED DOCUMENT

Personal Representative's Report  
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 6 Document Date 04/15/2010

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer - Title \_\_\_\_\_  
☐ Partner (s) - ☐ Limited ☐ General  
☐ Trustee (s)  
☐ Personal Representative of Estate  
☐ Other \_\_\_\_\_



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**KENNETH ALAN CALDWELL**, an unmarried man

)

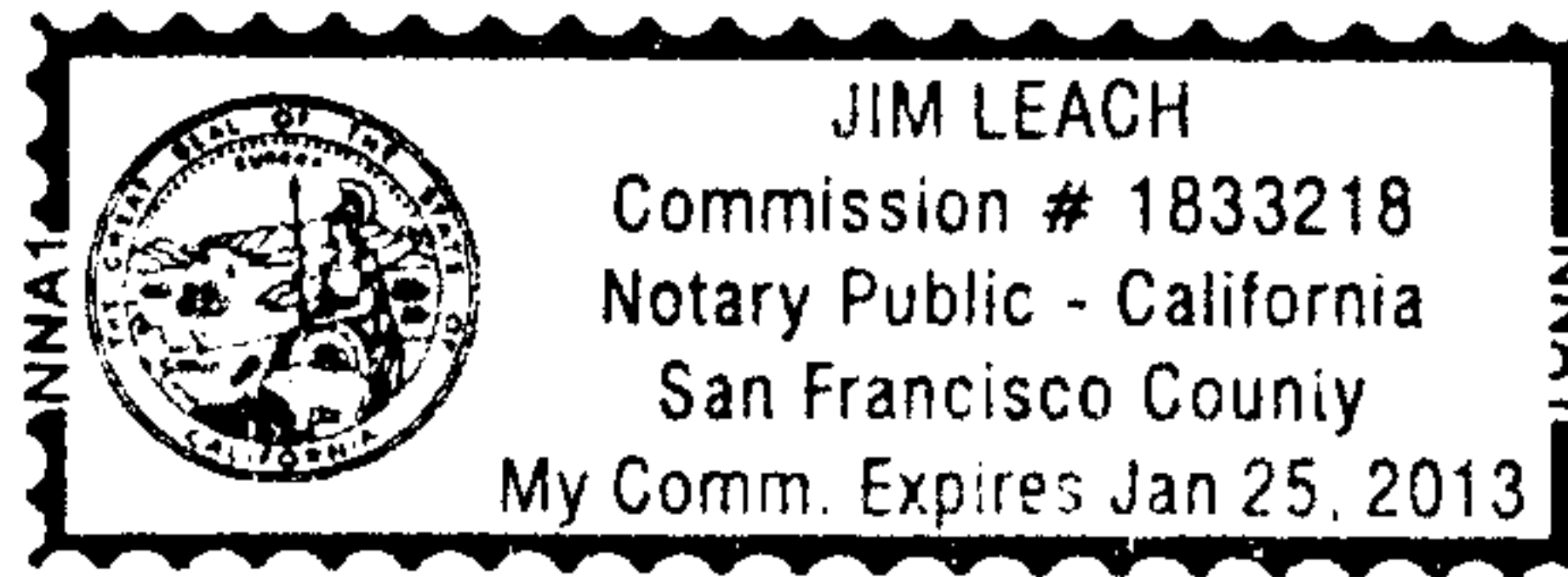
)

On April 15, 2010 before me,  
-JIM LEACH, NOTARY PUBLIC

Kenneth Alan Caldwell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



**Signature of Notary Public**

**(Place Notary Seal Above)**

DESCRIPTION OF THE ATTACHED DOCUMENT

PERSONAL REPRESENTATIVE'S POED  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of pages 6 Document Date 04/15/2010

**CAPACITY CLAIMED BY THE SIGNER**

☐ Individual (s)

☐ Corporate Officer - Title \_\_\_\_\_

☐ Partner (s) -   ☐ Limited        ☐ General

☐ Trustee (s)

☐ Personal Representative of Estate

☐ Other \_\_\_\_\_

**This Document Prepared By:**  
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