


Send tax notice to:
Anita Mazer Cord
320 Fern Valley
Chelsea, AL 35043-8529

This Instrument Prepared By:
Leonard Wertheimer III, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209


20130523000213310 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
05/23/2013 03:49:19 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Richard Harvey Cord, deceased, the undersigned Grantor, Anita Mazer Cord, in her capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Anita Mazer Cord, a widow (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL ONE - Mountain Top I

SW ¼ of the SW ¼, Section 9, Township 18 South, Range 1 East, subject to the restrictions set forth in that certain deed from certain trustees to the Girl Scouts recorded in Deed Book 291 Page 407 of the Probate Court of Shelby County, Alabama.

SOURCE OF TITLE: Book 295, Page 712

PARCEL TWO - Mountain Top II

The Northeast Quarter of the Northeast Quarter of Section 17, Township 18 South, Range 1 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument #1997-40328

PARCEL THREE - The Land

The North Half of SW1/4 of Section 24, Township 19 South, Range 1 West, less and except 1 acre, more or less, heretofore conveyed to L. W. Chesser by deed dated January 24, 1895, and recorded in Deed Book 69, at page 18, Office of Judge of Probate of Shelby County, Alabama, more particularly described as follows:

One acre beginning 110 yards from the SE corner of NE1/4 of SW1/4 Section 24, Township 19, Range 1 West running 140 yards North along ½ mile; thence 35 yards West; thence due South 140 yards; thence East to the starting point.

Mineral and mining rights excepted, and subject to transmission line permit to the Alabama Power Company as shown in Deed Book 111 at page 269, Office of Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Book 275, Page 94

ALSO:

Part of the NW1/4 of the SE1/4 of Sec. 24, T19S, R1W, described as follows:

Begin at the SW Cor. of Sd NW1/4 of the SE1/4, Thc E along the S line of Sd NW1/4 a Dist of 62.3' to the W right of W line of an existing County Road, Thc N along Sd W ROW Line a dist of 77' to a Pt; thc with a def angle of 85°19' a dist of 62.0' to a Pt on the W line of Sd NW1/4; thc S along the W line of Sd NW1/4 a dist of 77' to the POB.

SOURCE OF TITLE: Book 295, page 715

ALSO:

Part of the Southwest ¼ of Section 24, Township 19 South Range 1 West in Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 24, Township 19 South Range 1 West, thence West along the North line of said Southwest ¼ a distance of 44.84 feet to a point, thence with a deflection angle of 147° 37' to the left run a distance of 33.16 feet to a point, thence with a deflection angle of 25° 13' to the left run a distance of 107.8 feet to a point; thence with a deflection angle of 20° 34' run a distance of 136.94 feet to a point on the North Line of said Southwest ¼ thence West along said North Line a distance of 222.57 feet to the point of beginning containing .11 acres, more or less.

SOURCE OF TITLE: Book 295, Page 25

LESS AND EXCEPT FROM PARCEL THREE, a parcel of land being located in the NW ¼ of the SW ¼ of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as: Commence at the Northwest Corner of the said NW ¼ of the SW ¼ and run S 89° 06' 29 E along the North Line of the said ¼-¼ for 335.09', thence S 20° 17' 48" E for 131.49', thence S 38° 12' 23" E for 271.45', thence S 39° 55' 43" E for 76.85' to the point of beginning. From the point of beginning thus obtained run N 51° 45' 47" E for 123.50', thence S 33° 26' 36" E for 278.92', thence S 57° 45' 36" W for 315.54', thence N 65° 14' 24" W for 274.95', thence N 51° 45' 47" E for 338.46' returning to the point of beginning, containing 2.31 acres, more or less, and having nonexclusive use of the 30' wide easement described below.

The above described Parcel Three is subject to the following easements:

A. A non-exclusive right-of-way hereinafter described, which shall be thirty (30) feet in width on either side of the center line of said road, the center line of said right-of-way herein conveyed being more particularly described as follows:

To locate the point of beginning, commence at the Northwest Corner of the Northeast ¼ of the Southwest ¼ of Section 24, Township 19 South; Range 1 West Shelby County, Alabama, thence East along the North Line of said Northeast ¼ a distance of 369.9 feet to a point which point is the point of beginning, thence with a deflection angle of 6 degrees 25 minutes to the left, run a distance of 253.1 feet to a point, thence with a deflection angle of 15 degrees 56 minutes to the right run a distance of 53.0 feet to a point which point is 15 feet measured northwardly from the North line of the Northeast ¼ of the Southwest ¼ of said Section 24; thence continue with a 45 foot strip of land, 30 feet North of and 15 feet South of a line described as beginning at the above last described point, thence with a deflection angle of 9 degrees 31 minutes to the left run eastwardly parallel to and 15 feet North of said North line a distance of 648.5 feet to a point on the West Right of Way Line of an existing county Road.

To locate the Point of Beginning, commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 24; Township 19 South; Range 1 West, Shelby County, Alabama. Thence West along the North line of said Northwest ¼ a distance of 90.8 feet to a point which point is the point of beginning, thence with a deflection angle of 147 degrees 37 minutes to the left run a distance of 87.1 feet to a point, thence with a deflection angle of 25 degrees 13 minutes to the left run 120.0 feet to a point; thence with a deflection angle of 20 degrees 34 minutes to the left run 213.0 feet to a point; thence with a deflection angle of 7 degrees 27 minutes to the right run 61.5 feet to a point, which point is 369.9 feet measured westwardly, along the North line of the Northeast ¼ of the Southwest ¼ of Section 24, Township 19 South, Range 1 West from the Northwest Corner of said Northeast ¼.

A strip of land 15 feet in width off the North side of the Northeast ¼ of the Southwest ¼ beginning at the Northeast Corner of said Northeast ¼ of the Southwest ¼ and running Westwardly a distance of 648.5 feet.

SOURCE OF TITLE: Book 295, Page 45-46

B. A nonexclusive 30' wide easement for ingress, egress and utilities for the said 2.31 acres as described hereon, the said easement being located in the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as: Commence at the Northwest Corner of the said NW ¼ of the SW ¼ and run S 89° 06' 29" E along North Line of the said ¼-¼ for 335.09', thence S 20° 17' 48" E for 131.49', thence S 38° 12' 23" E for 271.45', thence S 39° 55' 43" E for 76.85', thence run N 51° 45' 47" E for 123.50', thence S 33° 26' 36" E for 278.92', thence S 57° 45' 36" W for 92.77' to the point of beginning of a 30' wide easement, being 15' on either side of the following described centerline: from the point of beginning thus obtained run S 39° 55' 43" E for 23.18', thence S 74° 09' 55" E for 235.67', thence S 72° 44' 21" E for 158.15', thence N 56° 50' 25" E for 258.97', thence N 64° 50' 25" E for 159.17', thence N 78° 43' 18" E for 113.28', thence N 18° 04' 07" E for 242.98', thence N 40° 04' 07" E for 171.91', thence N 54° 38' 07" E for 175.55' to a point on the South Right of Way of the Girl Scout Road and the end of said easement.

SOURCE OF TITLE: Instrument #2000-31086

PARCEL FOUR - Valley Land I

N ½ of NE ¼ of NW ¼, Section 30, Township 20, Range 1 West, Shelby County, Alabama.

SOURCE OF TITLE: Book 293, Page 168

PARCEL FIVE - Valley Land II

SW ¼ of NE ¼ and NW ¼ of SE ¼; all in Section 30, Township 20, Range 1 West, Shelby County, Alabama.

ALSO, an easement of right-of-way across the NW ¼ of NW ¼ Section 30, Township 20, Range 1 West and the East 15 acres of the NE ¼ of the NE ¼ of Section 25, Township 20, Range 2 West, Shelby County, Alabama; and a 10-ft right-of-way along and in addition to an existing road running through the SW ¼ of the NE ¼ and the NW ¼ of the NE ¼ and the NE ¼ of the NE ¼, all in Section 25, Township 20, Range 2 West and the SE ¼ of NW ¼ of Section 30, Township 20, Range 2 West, Shelby County, Alabama.

SOURCE OF TITLE: Book 293, Page 168

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

The said decedent's Will dated December 17, 2003, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2006-000296. Said Court issued Letters Testamentary to the Personal Representative on May 19, 2006.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.

2nd IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this day of June, 2007.

Anita Mazer Cord as personal representative of the Estate of Richard Harvey Cord, deceased
Anita Mazer Cord, as Personal Representative of the Estate of Richard Harvey Cord, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Anita Mazer Cord, whose name as Personal Representative of the Estate of Richard Harvey Cord, 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 this 2 day of June, 2007.

Elizabeth Bishop
Notary Public

Elizabeth Bishop
Printed Name

(NOTARY SEAL)

My Commission Expires: October 7, 2009

Real Estate Sales Validation Form

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

Grantor's Name Richard Harvey Cord Estate
Mailing Address _____

Grantee's Name Anita Mazer Cord
Mailing Address 320 Fern Valley
Chelsea, AL 35603

Property Address _____
multiple

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 945,380

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 any

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 MAY 23, 2013

Print Anita Mazer Cord

Sign ANITA MAZER CORD

(Grantor/Grantee/Owner/Agent) circle one

X Unattested R. M. Nelson
(verified by)