20150105000003830
01/05/2015 11:20:22 AM
DEEDS 1/7

No deed tax as per terms of will
Tax Assessor's Value $188,400

Send tax notice to:
Rose Marie King, Trustee
3438 Indian Lake Drive
Pelham, AL 35124

This Instrument Prepared By:
J. Kevin Webb, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

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 James L. King, deceased, the undersigned Grantor, Rose Marie King, in her capacity as Personal Representative of the Estate of said decedent, whose mailing address is 3438 Indian Lake Drive, Pelham, AL 35124, 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 Rose Marie King, and any successors, as Trustee of the Family Trust created under the Will of James L. King (hereinafter referred to as "Grantee"), whose mailing address is 3438 Indian Lake Drive, Pelham, AL 35124, all of the decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

SOURCE OF TITLE: Parcel One: Book 99, Page 642; Parcel Two: Instrument No. 1998-18393; Parcel Three: Instrument No. 1997-05160; Parcel Four: Book 075, Page 776; Parcel Five: Book 273, Page 591; Parcel Six: Book 244, Page 382; and Parcel Seven: Deed Book 249, Page 814

Property Addresses are unknown. Parcel ID's are: Parcel One: 13-7-26-2-001-005.016; Parcel Two: 13-7-26-1-001-003.001; Parcel Three: 13-6-23-2-001-002.004; Parcel Four 13-7-26-2-001-005.000; Five: 13-7-26-1-

001-008.067; Parcel Six: 13-7-26-4-001-011.000; and Parcel Seven: 13-6-23-2-001-007.000

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

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, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

The said decedent's Will dated January 9, 2003, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2014-000010 and said Court issued Letters Testamentary to the Personal Representative on July 24, 2014.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 9th day of December, 2014.

Rose Marie King

Rose Marie King, as Personal Representative
of the Estate of James L. King, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Rose Marie King, whose name as Personal Representative of the Estate of James L. King, 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 9th day of December, 2014.

NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
NOTARY SEAL
NOS HARRISON

(NOTARY SEAL)

Notary Public

Nos Harrison

Printed Name

My Commission Expires: 9-17-16

EXHIBIT "A"

PARCEL ONE – Kings Meadow

The entire survey of King's Meadow Subdivision, First Sector, as recorded in Map Book 9, Page 167, and amended in Map Book 10, page 12, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT Lots 5, 6 and 11 of said subdivision.

ALSO: The entire survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

PARCEL TWO – King Charles Court

Beg NE Cor Lot 91 Kingwood Sub 3rd Add MB7 P26 E20 S145 W100 alg n row King Charles Court ne161.6 TO POB. Sec 26 T20S R03W S6 T20S R03W dim 100.00 X 145.00

PARCEL THREE – Clopton RMC

Commence at the SE Corner of the NE ¼ of the NW ¼, Section 23, Township 20S, Range 3W; thence westerly along ¼-1/4 line 135.35'; thence right 88 deg. 40' and run 34.5' to the point of beginning; thence right 90 deg. and run 189.32' to the west ROW of a paved road; thence left 90 deg. and run along said ROW 122.8'; thence left 83 deg. and run 210.0'; thence right 97 deg. and run 183.63'; thence left 149 deg. 59' 23" and run 170.86'; thence left 27 deg. 44'07" and run 80.00'; thence right 10 deg. 27' 30" and run 106.75'; thence left 102 deg. 45' and run 131.28' to the Point of Beginning. Containing 1.2 Acre. Less and except a road ROW along the west line of said property.

AND

Begin at the NW corner of Lot 1, Grady King's Subdivision as recorded in Map Book 5, Page 81 in the office of the Judge of Probate, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 80 deg-50'-43" E along the northerly line of said Lot 1 and an unnumbered parcel of land in said subdivision, a distance of 351.96' to a point on the westerly right-of-way line of King Valley Road (40'R.O.W.); thence N 9deg-04'-58" W along said right-of-way line a distance of 230.00' to the beginning of a curve to the right having a radius of 524.65' and a central angle of 1deg-34'02" said curve having a chord bearing of N 8deg-20'-53" W and a chord distance of 14.35'; thence along the arc of said curve a distance of 14.35'; thence S 80deg-50'-43" W a distance of 353.89' to the Easterly right-of-way line of King Valley Drive (40' R.O.W.); thence S 9deg-33'-46" E along said right-of-way line a distance of 230.01' to the P.O.B. Containing 1.86 acres more or less.

PARCEL FOUR – Kingwood

A tract of land situated in the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 26, Township 20 South, Range 3 West, Shelby County Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southwest ¼ of the Northeast ¼ of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said ¼-¼ section a distance of 118.72 feet to a point; thence turn an interior angle of 60°02'05" and run to the right in a Southwesterly direction a distance of 36.02 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Southeasterly direction a distance of 230.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southwesterly direction a distance of 3.83 to the PC of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of 2°38'41" and a radius of 700.00 feet a distance of 32.31 feet to a point on the curve; thence turn an interior angle of 270°00'00" (angle measured from tangent) and run to the left in a Southeasterly direction a distance of 139.40 feet to a point; thence turn an interior angle of 87°21'19" and run to the right in a Southwesterly direction a distance of 50.00 feet to a point; thence turn an interior angle of 198°12'01" and run to the left in a Southwesterly direction a distance of 174.30 feet to a point; thence turn an interior angle of 101°46'55" and run to the right in a Westerly direction a distance of 335.38 feet to a point on the West line of the Southwest ¼ of the Northeast ¼ of Section 26; thence turn an interior angle of 91°19'00" and run to the right in a Northerly direction along the West line of said ¼-¼ section a distance of 108.70 feet to a point; thence turn an interior angle of 296°42'00" and run to the left in a Southwesterly direction a distance of 87.06 feet to the Easternmost corner of Lot 55, Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle of 71°30'52" and run to the right in a Northerly direction along the East line of said Lot 55 a distance of 245.58 feet to the Northeast corner of said Lot 55; thence turn an interior angle of 260°27'08" and run to the left in a Westerly direction along the North line of said Lot 55 a distance of 28.86 feet to the Southeast corner of Lot 57, Kingwood, Second Addition; thence turn an interior angle of 60°02'05" and run to the right in a Northeasterly direction along the Southeast line of said Lot 57 a distance of 168.06 feet to the Northeast corner of said Lot 57, said point being on the North line of the Southeast ¼ of the Northwest ¼ of Section 26; thence turn an interior angle of 119°57'55" and run to the right in an Easterly direction along the North line of said ¼-¼ section a distance of 54.43 feet to the point of beginning; containing 3.905 acres, more or less.

PARCEL FIVE – Grady/Alta Property

The SW1/4 of the NE1/4 of the N1/2 of the NW1/4 of the SE1/4 all in Section 26, Township 20 South, Range 3 West.

Also the South 785 feet of the NW1/4 of NE1/4 of Section 26, Township 20 South, Range 3 West.

Also a tract of land located partly in the NE1/4 of SW1/4, the SE1/4 of NW1/4, the NE1/4 of NW1/4, all in Section 26, Township 20 South, Range 3 West, more particularly described as follows:

Begin at the SE corner of the NE1/4 of SW1/4 of Section 26, Township 20 South, Range 3 West, thence West along the south line of last mentioned quarter-quarter section a distance of 433.26 feet; thence 88 deg. 34 min. right in a northerly direction a distance of 2001.24 feet; thence 88 deg. 32 min. left 101.63 feet; thence 88 deg. 32 min. right in a northerly direction a distance of 1445 feet; thence 91 deg. 29 min. right in an easterly direction 542.87 feet, to the east line of the west half of said section; thence 86 deg. 39 min. right in a southerly direction along the east line of the West half of said section 3445.86 feet to the point of beginning.

The above property is the same real estate acquired by Grady H. King and wife, Alta J. King, from Ira L. King and wife, Margaret S. King, by survivorship deed dated March 31, 1972 and recorded in Book 273, Page 591, in the Office of the Judge of Probate of Shelby County, Alabama. James L. King obtained full ownership of the property having survived his parents, Grady H. King and Alta J. King and his only sibling, Elaine King. Grady H. King's Last Will and Testament was filed in the Office of the Judge of Probate of Shelby County in 1981 and is identified as Case No. 22-51. Alta J. King's Last Will and Testament was filed in the Office of the Judge of Probate of Shelby County in 1986 and is identified as Case No. 26-66. Elaine King, who died intestate in 2011, was not married and had no children. There was no administration of Elaine King's Estate.

PARCEL SIX – King/Farmer Property

An undivided one-half (1/2) interest in and to the following:

A tract of land situated in the NW ¼ of the SE ¼, Section 26, Township 20 South, Range 3 West, described as follows:

Commence at the SW corner of said ¼ ¼ section and run North 0 degrees 42 minutes 26 seconds East along west line of said ¼ ¼ section 48.72 feet to the Northerly right of way of a county road and the point of beginning; thence continue along last described course 121.28 feet; thence South 87 degrees 53 minutes 10 seconds East and run 120.34 feet; thence North 20 degrees 01 minutes 16 seconds East and run 73.54 feet; thence South 87 degrees 53 minutes 10 seconds East and run 150.0 feet; thence South 20 degrees 01 minutes 16 seconds West and run 73.74 feet; thence South 87 degrees 53 minutes 10 seconds East and run 44.66 feet; thence South 0 degrees 42 minutes 26 seconds West and run 152.59 feet to the Northerly right of way of a county road; thence North 82 degrees 13 minutes 28 seconds West and run 317.32 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL SEVEN – Grady King Property

BEG INT W R/W UNNAMED RD & N/LSE ¼ OF NW ¼ RUN W ALG N/L 222 S 720 ELY 150 NELY 155.04 NELY 115.47 NLY 115 ELY 65 NLY 188 NWLY 237 TO NW R/W SD RD NELY ALG R/W TO POB

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2015 11:20:22 AM
$33.00 CHERRY
20150105000003830