


This instrument was prepared by:  
Ginger H. Knight, Attorney at Law  
One Perimeter Parkway Suite 100 North  
Birmingham, Alabama 35243

  
20150107000007390 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/07/2015 01:11:22 PM FILED/CERT

Send tax notice to:  
Denise W. Sims  
5731 Blanford Street  
Irondale, Alabama 35210

**PERSONAL REPRESENTATIVE'S DEED**

**STATE OF ALABAMA)  
SHELBY COUNTY)**

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Elaine W. Graves and Denise W. Sims as Co-Personal Representatives of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills, deceased (the "Grantor"), pursuant to Letters Testamentary granted by the Probate Court of Jefferson County, Alabama, Case No. 207536 on March 4, 2010, and pursuant to the terms of the decedent's will admitted into probate in said matter, does grant, bargain, sell and convey unto Denise W. Sims, a married woman, (herein referred to as the "Grantee"), all of said decedent's right, title, interest or claim to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 899.47'; thence N87°30'26"W, a distance of 161.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 999.37'; thence N19°46'26"W, a distance of 311.30'; thence S50°18'36"W, a distance of 1125.51'; thence N76°24'22"E, a distance of 497.32'; thence S88°39'28"E, a distance of 1262.28' to a point on the Westerly R.O.W. line of Deer Run Road, 60' R.O.W., said point being a non-tangent curve to the right, having a radius of 963.51, a central angle of 08°22'19", and subtended by a chord which bears N32°24'47"E, and a chord distance of 140.66'; thence along the arc of said curve and said R.O.W. line, a distance of 140.79' to a compound curve to the right, having a radius of 470.96, a central angle of 08°42'53", and subtended by a chord which bears N40°57'23"E, and a chord distance of 71.57'; thence along the arc of said curve and said R.O.W. line, a distance of 71.63'; thence N45°19'05"E and along said R.O.W. line, a distance of 43.27' to a curve to the left, having a radius of 350.94, a central angle of 03°11'52", and subtended by a chord which bears N43°43'09"E, and a chord distance of 19.58'; thence along the arc of said curve and said R.O.W. line, a distance of 19.59' to a compound curve to the right, having a radius of 512.56, a central angle of 10°50'46", and subtended by a chord which bears N36°41'51"E, and a chord distance of 96.88'; thence along the arc of said curve and said R.O.W. line, a distance of 97.03' to the POINT OF BEGINNING.

Said Parcel containing 12.95 acres, more or less as shown on the attached Exhibit A survey map by Rodney Shiflett, Professional Alabama Registered Land Surveyor No. 21784.

Subject to the following:

- (1) Ad valorem taxes for the current tax year;
- (2) Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto ;
- (3) Any setbacks, right-of-ways, covenants, easements, or zoning restrictions of record.

TO HAVE AND TO HOLD to the Grantee, his/her heirs, personal representatives, successors and assigns, forever.

This instrument is executed for nominal consideration for the purpose of perfecting the title to real estate.



This instrument is executed by the Grantor(s) solely in their representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor(s) in their individual capacities, and the Grantor(s) expressly limit their liabilities hereunder to the property now or hereafter held by them in their representative capacities named.

Given under the Grantor's hand and seal, this 31<sup>st</sup> day of December, 2014.

ESTATE OF FRANCES MARIE MEALS WILLS a/k/a MARIE M. WILLS



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Shelby Cnty Judge of Probate, AL  
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By: Elaine W. Graves  
Elaine W. Graves, Co- Personal Representative


Denise W. Sims  
Denise W. Sims, Co- Personal Representative

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Elaine W. Graves, whose name as Co-Personal Representative of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills 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 said instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 31<sup>th</sup> day of December, 2014.

Sara A. Southerland  
Notary Public  
My Commission Expires: 11/5/2017



STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Denise W. Sims, whose name as Co-Personal Representative of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills 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 said instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 31<sup>th</sup> day of December, 2014.

Sara A. Southerland  
Notary Public  
My Commission Expires: 11/5/2017






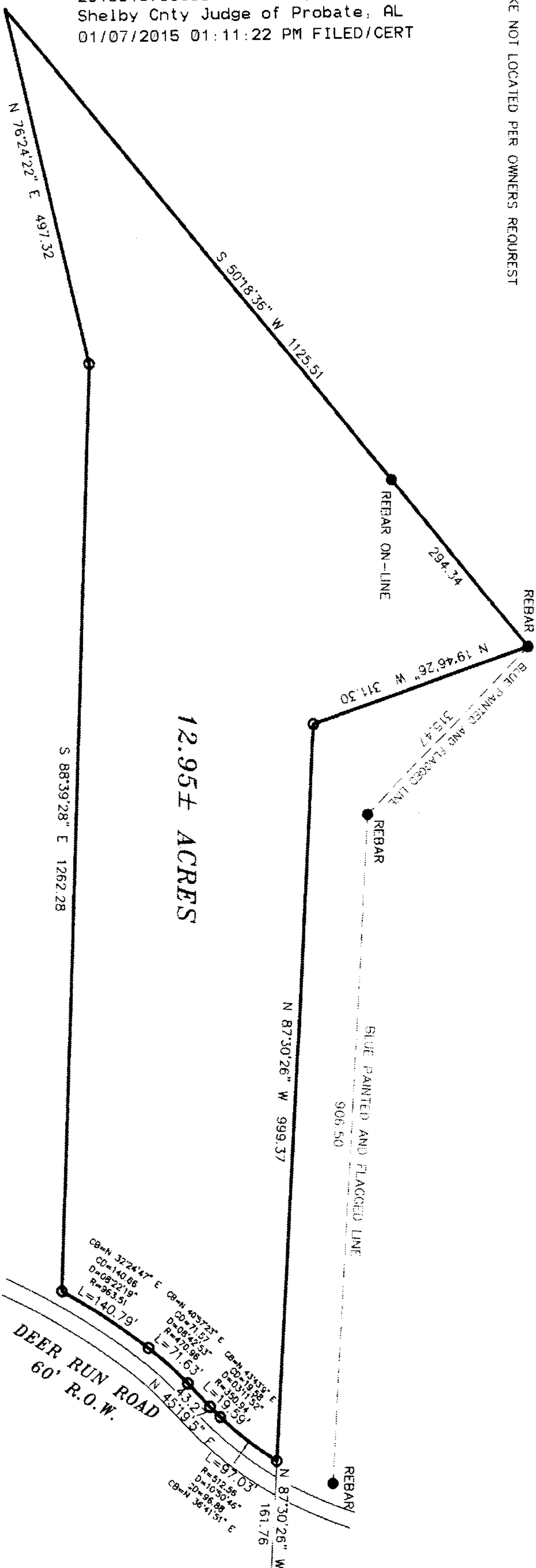
Exhibit A

SHORE LINE OF LAKE NOT LOCATED PER OWNERS REQUEST



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DEED



12.95± ACRES

S 88°39'28\"/>

906.50

N 87°30'26\"/>

N 87°30'26\"/>

DEER RUN ROAD  
60' R.O.W.

CB=N 32°24'47\"/>

N 00°00'00\"/>

STATE OF ALABAMA  
SHELBY COUNTY

I, Rodney Y. Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plot meets standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 14488  
DATE 12/29/14 DATE OF FIELD SURVEY 12/17/14  
ADDRESS SCALE 1" = 150'  
DRAWN BY H. LETTIS CHECK BY R.Y.S.

RODNEY SHIFFLETT SURVEYING

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 899.47'; thence N87°30'26"W, a distance of 161.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 999.37'; thence N19°46'26"W, a distance of 311.30'; thence S50°18'36"W, a distance of 1125.51'; thence N76°24'22"E, a distance of 497.32'; thence S88°39'28"E, a distance of 1262.28' to a point on the Westerly R.O.W. line of Deer Run Road, 60' R.O.W., said point being a non-tangent curve to the right, having a radius of 963.51', a central angle of 08°22'19", and subtended by a chord which bears N32°24'47"E, and a chord distance of 140.79'; and along the arc of said curve a radius of 470.96', a central angle of 08°42'53", and subtended by a chord which bears N40°57'23"E, and a chord distance of 71.63'; thence along the arc of said curve and said R.O.W. line, a distance of 43.27' to a curve to the left, having a radius of 350.94', a central angle of 03°11'52", and subtended by a chord which bears N43°43'09"E, and a chord distance of 19.58'; thence along the arc of said curve and said R.O.W. line, a distance of 19.59' to a compound curve to the right, having a radius of 512.56', a central angle of 10°50'46", and subtended by a chord which bears N36°41'51"E, and a chord distance of 96.88'; thence along the arc of said curve and said R.O.W. line, a distance of 97.03' to the POINT OF BEGINNING.

Said Parcel containing 12.95± acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 03B2 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:  
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of December 29, 2014

Rodney Y. Shifflett  
Al. Reg. #21784



# Real Estate Sales Validation Form

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

Grantor's Name Estate of Marie M. Wills  
Mailing Address 1776 Deo Dara Drive  
Hoover, AL  
35226

Grantee's Name Denise W. Sims  
Mailing Address 5731 Blanford Street  
Irondale, AL  
35210

Property Address on Deed survey  
Exhibit A

Date of Sale 12-30-2014  
Total Purchase Price \$  
or  
Actual Value \$ 92,165.00  
or  
Assessor's Market Value \$

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 market value

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 available.

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 1/07/2015

Print Ginger H. Knight

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1