
20150914000320150 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/14/2015 10:32:48 AM FILED/CERT

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF, AND
TO MAKE A DISTRIBUTION PURSUANT TO, SECTION 3.C. OF ARTICLE THREE OF
THE LAST WILL AND TESTAMENT OF RANDY JOEL HARPER, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA CASE NO. PR-2015-000100.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING THE ACCURACY OF THE LEGAL DESCRIPTION
ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Mary Raines Harper
777 Carl Raines Lake Road
Birmingham, Alabama 35244-1553

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**FRANK E. PLAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
RANDY JOEL HARPER, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2015-000100,
whose mailing address is 1553 Lakewood Place, Auburn, Alabama 36830-2107,**

(hereinafter referred to as "Grantor"), in hand paid by

**MARY RAINES HARPER,
whose mailing address is 777 Carl Raines Lake Road, Birmingham, Alabama 35244-1553,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property (the "Property") situated in Shelby County, Alabama (having a **property address of Carl Raines Lake Road, Birmingham, Alabama 35244**, and an aggregate **Assessor's Market Value of \$377,270.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel Nos. 11 7 25 0 001 035.005, 11 7 25 0 001 035.004, 11 7 25 0 001 035.003, and 11 7 25 0 001 035.000), to-wit:

Lots 1, 2, 3 and 4 of the Carl H. Raines Irrevocable Granddaughters' Trust Family Subdivision, as recorded in Map Book 28, Page 57, in the Probate Office of Shelby County, Alabama; the same being formerly described as follows:

A part of the NE 1/4 of NW 1/4 of Section 25, Township 19, Range 3 West, described as follows: Begin on the West line of said forty acres where the Old Montgomery Road crosses said West line and run North 756 feet to the NW corner of said forty; thence East 745 feet to the NW corner of the lot sold to D. O. Hogue; thence South 756 feet to said Old Montgomery Road; thence West 745 feet to the point of beginning. Mineral and mining rights excepted.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

SUBJECT TO:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any and all recorded or unrecorded leases affecting said real property; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns, in fee simple forever.

NOTE: Randy Joel Harper, deceased (the "Decedent") died, a married man, on or about January 15, 2015, and, at the time of his death, was the sole owner of the Property, said Property having been conveyed to the Decedent by deed from Mildred A. Raines dated July 2, 2003, and filed for record on July 8, 2003, in Instrument No. 20030708000430380 in the Probate Office of Shelby County, Alabama, and corrected and rerecorded on August 6, 2003, in Instrument No. 20030806000510750 in said Probate Office (as so corrected, the "Randy Harper Deed"), subject, however, to the reservation of a life estate in Lot 4 of the Property and also a right of first refusal to purchase the Property. By that certain Termination and Release of Life Estate and Other Rights and Quitclaim Deed from Mildred A. Raines to the Grantor herein dated April 24, 2015, and filed for record on May 5, 2015, in Instrument No. 20150505000146530 in the Probate Office of Shelby County, Alabama, the said Mildred A. Raines terminated and released her life estate, her right of first refusal, and any and all other rights in the Property heretofore reserved by her under the Randy Harper Deed.


NOTE: The Decedent's Last Will and Testament dated June 26, 2014 (the "Decedent's Will") was duly admitted to probate in Case No. PR-2015-000100 in the Probate Court of Shelby County, Alabama, and, pursuant to Letters Testamentary issued in said case on March 3, 2015, Frank E. Plan was appointed as Personal Representative of the Decedent's estate and continues to serve in said capacity at the time of execution of this Deed.

NOTE: Pursuant to the terms of Section 3.C. of Article Three of the Decedent's Will, all the residuary estate of the Decedent, of which the Property being conveyed hereby forms a part, was devised and bequeathed to the Decedent's wife, Mary Raines Harper, the Grantee herein, and this Deed is being executed to evidence and complete the distribution of the Property being conveyed hereby to the beneficiary thereof pursuant to the terms of the Decedent's Will.

NOTE: The Property being conveyed hereby was the homestead of the Grantor and the Grantor's spouse, and continues to be the homestead of the Grantor's spouse, who is one and the same person as the Grantee herein.

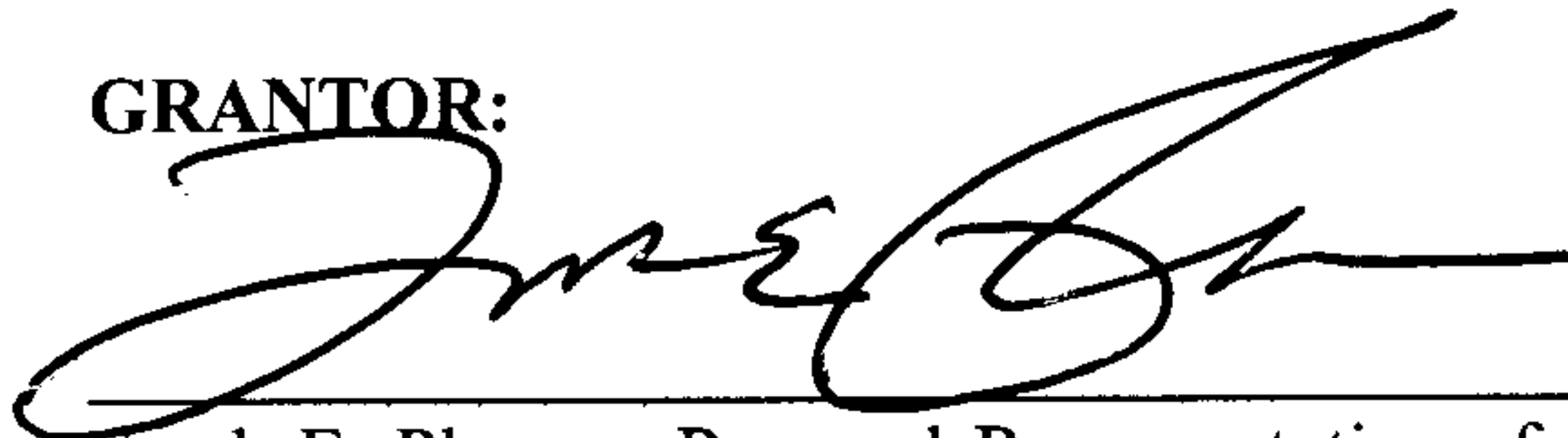
NOTE: This instrument is being executed by the undersigned solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's estate.

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Signature Pages Follow -**


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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 4th
day of September, 2015.

GRANTOR:



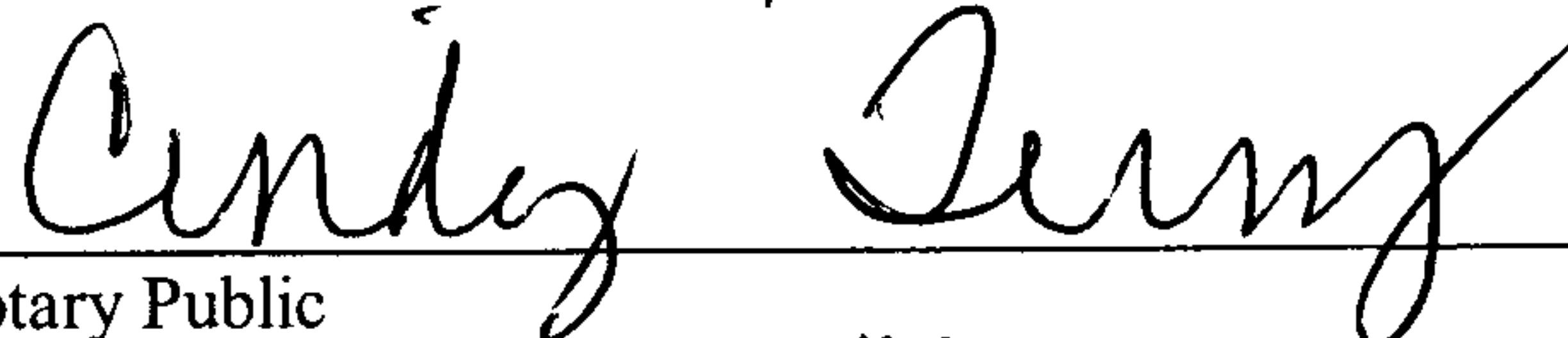
Frank E. Plan, as Personal Representative of the Estate
of Randy Joel Harper, Deceased

STATE OF ALABAMA)
COUNTY OF Lee)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Frank E. Plan, whose name as Personal Representative of the Estate of Randy Joel Harper, 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 said conveyance, he, as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of September, 2015.

(SEAL)



Notary Public

My Commission Expires: My Commission Expires Nov. 12, 2017

This Instrument Prepared By:
Tanya K. Shunnara, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



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