



20151019000363730 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/19/2015 12:24:08 PM FILED/CERT

Send tax notice to:

Vickie R. Dyer
604 Reach Drive
Birmingham, AL 35242

Assessor's Property Tax Parcel/Account
Number: 09 4 20 2 008 035.000

TITLE NOT EXAMINED

This instrument prepared by:
Brooke A. Everley
Everley Law, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Edward J. Dyer, also known as Edward John Dyer (the "Decedent"), died testate on January 23, 2015, and the Last Will and Testament of the Decedent, dated October 28, 2011 (the "Will"), was duly admitted to probate in the Probate Court of Shelby County, Alabama;

WHEREAS, Vickie R. Dyer is the duly appointed and acting personal representative of the Will (the "Personal Representative");

WHEREAS, at the time of his death, the Decedent owned an undivided one-half (1/2) interest in certain real property described below in this Personal Representative's Deed (the "Real Property Interest"), and the Real Property Interest is subject to disposition under Item IV of the Will as part of the Decedent's residuary estate;

WHEREAS, Item IV of the Will directs the Personal Representative to give and devise the Decedent's residuary estate to his spouse, Vickie R. Dyer, if she should survive him, to be hers absolutely;

WHEREAS, the Decedent's spouse, Vickie R. Dyer, did survive the Decedent;

WHEREAS, the Personal Representative, who resides at 604 Reach Drive, Birmingham, AL 35242, is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property Interest to Vickie R. Dyer, who resides at 604 Reach Drive, Birmingham, AL 35242, (the "Grantee"), pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee the Decedent's entire interest in and to the following real property situated in Shelby County, Alabama, to wit:

Lot 35A, according to the Final Record Plat of a Resubdivision of Lot 35, Narrows Reach Sector, Phase 2, as recorded in Map Book 31, Page 104, in

the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever; subject, however, to the following:

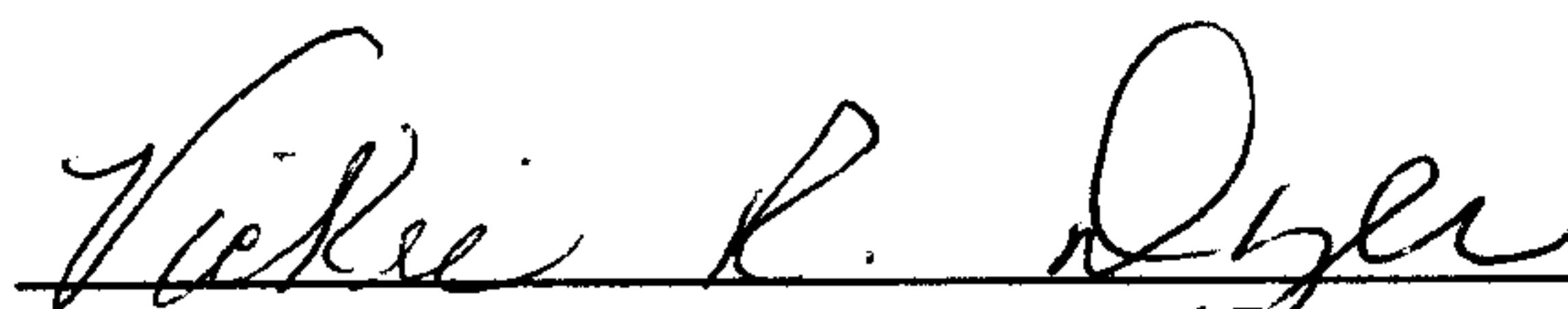
1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of such property.

The above-described real property is located at 604 Reach Drive, Birmingham, AL 35242, and is that same property conveyed by that certain Special Warranty Deed recorded on April 29, 2009 as document 20090429000157830 in the Probate Office of Shelby County, Alabama. The value of the Real Property Interest, based on the tax assessment for the time of the Decedent's death, is \$68,550.

It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described real property owned by the Decedent at the time of his death, whether accurately described herein or not.

The undersigned has executed this Personal Representative's Deed solely in her capacity as the Personal Representative of the Will, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, the Personal Representative has hereunto set her hand as of this 9th day of October, 2015.


Vickie R. Dyer, as Personal Representative of
the Will of Edward John Dyer

STATE OF ALABAMA

Shelby COUNTY



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie R. Dyer, whose name as Personal Representative of the Will of Edward John Dyer, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 9th day of October, 2015.

Notary Public

[NOTARIAL SEAL]

My Commission Expires: 02-08-2017