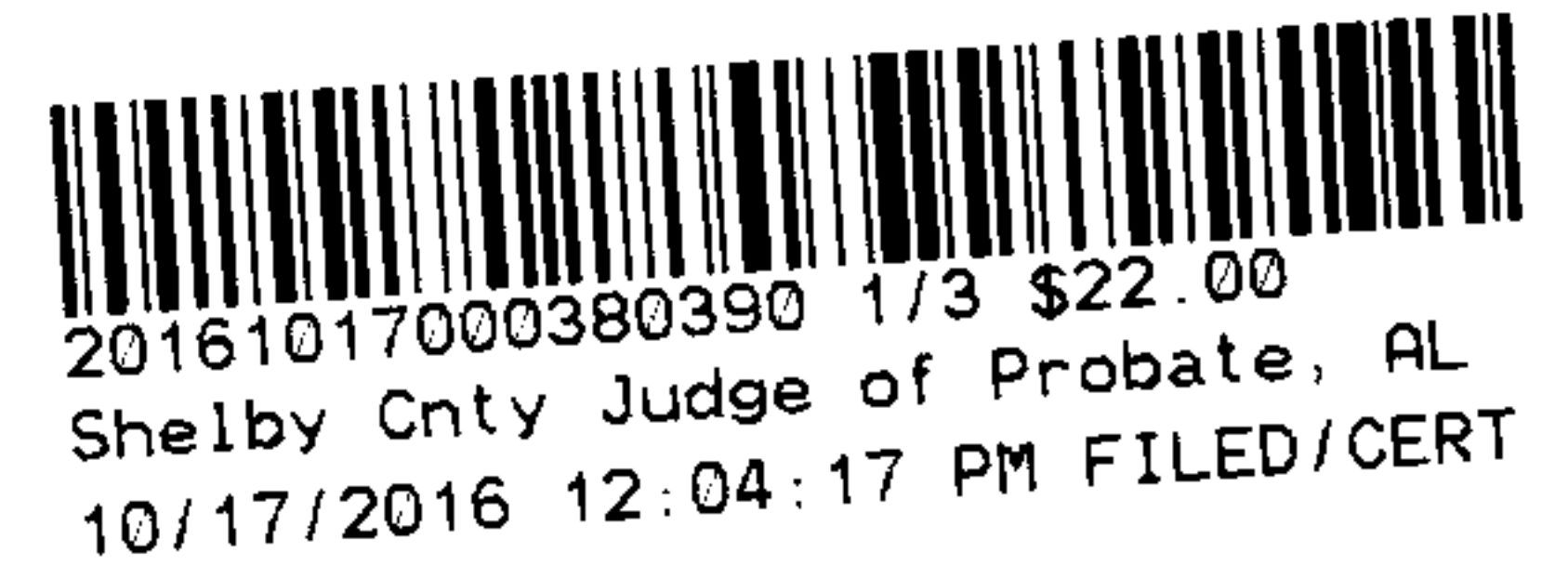


This Instrument Prepared By:
I. Ripon Britton, Jr.
Hand Arendall LLC
1200 Park Place Tower
Birmingham, AL 35203

Send tax notice to:
Cathleen Cruse Romei
6646 Woodmere Crossing
Leeds, AL 35094



THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF HAND ARENDALL LLC 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 Final Settlement of the Estate Donald Richard Cruse, Sr., deceased, the undersigned, JOHN FREDERICK, in his capacity as Personal Representative of the Estate of Donald Richard Cruse, Sr., deceased (the "Grantor"), with the general authority to execute conveyances conferred upon the Personal Representative does grant, bargain, sell and convey unto the CATHLEEN CRUSE ROMEI (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: This deed is being given pursuant to the Settlement of the Estate of Donald Richard Cruse, Sr., Jefferson County Probate Court Case 2014-221860 and the authority granted to the Personal Representative under the laws of the State of Alabama. Donald Richard Cruse, Sr., derived title by deed recorded at 2007-0912000427780 in the Probate Office of Shelby County, Alabama. Judith Cruise predeceased Donald Richard Cruise, Sr., having passed away on May 25, 2013.

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

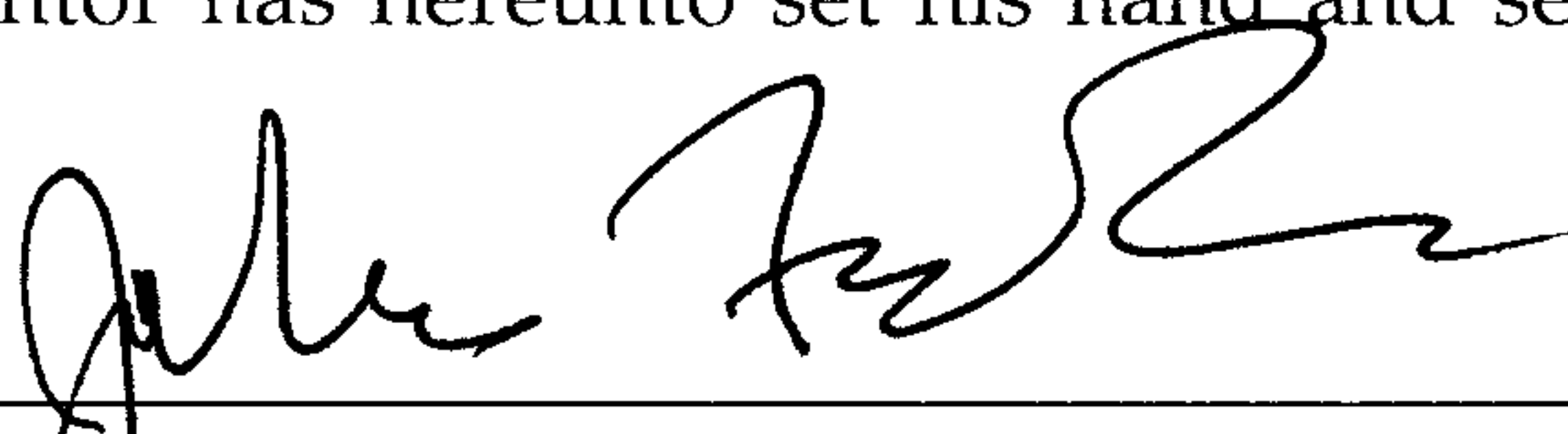
The Grantor in his official capacity does hereby covenant with the Grantee and her successors and assigns, that the Grantor is lawfully seized in fee simple of the subject

property; that the same is free from all encumbrances, except as aforesaid; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and my heirs, executors and administrators shall, warrant and defend the same to the Grantee and his heirs, successors and assigns, forever, against the lawful claims of all persons.

The above property does not constitute the homestead of the Grantor.

This instrument is executed by the Grantor solely in his 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 his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

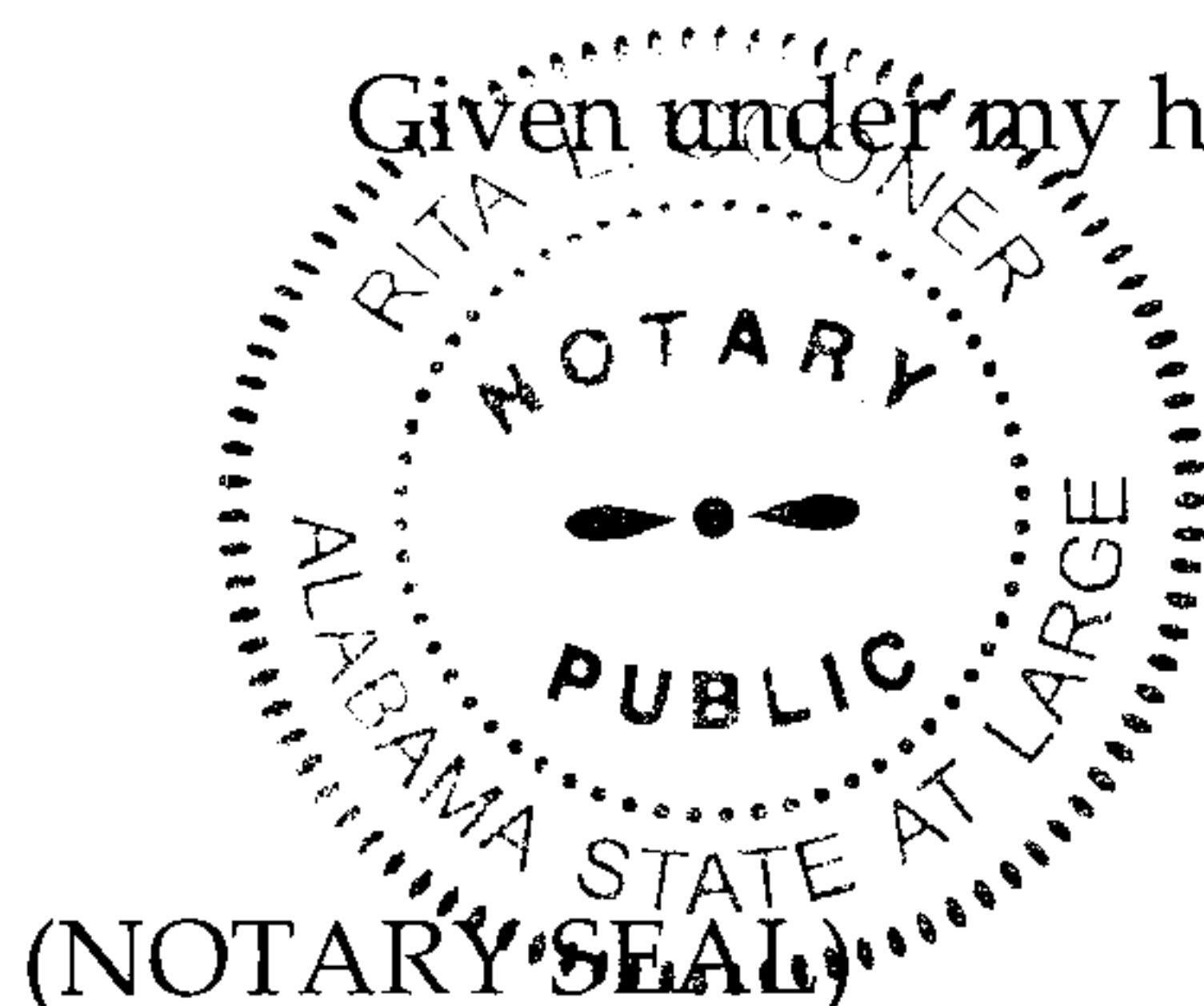
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 4th day of August, 2016.

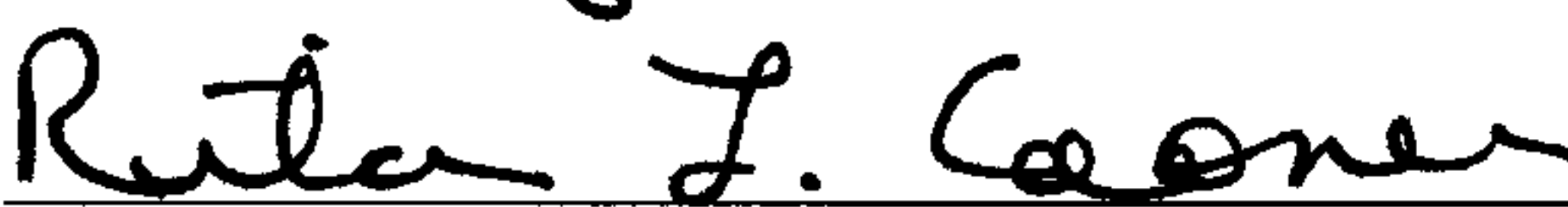


JOHN FREDERICK, Personal Representative of
the Estate of Donald Richard Cruse, Sr.

I, the undersigned authority, a Notary Public in and for the State of Texas hereby certify that JOHN FREDERICK, whose name as Personal Representative of the Estate of Donald Richard Cruse, Sr., 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, he, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on his information and belief, that the source of title recited herein is true and correct.

Given under my hand this 4th day of August, 2016.





Notary Public


Printed Name
My Commission Expires: 7/22/18


20161017000380390 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/17/2016 12:04:17 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John Fradunek, PR
Mailing Address 416 Knicker & Price
8107 Parkway Drive
Leeds, AL 35094

Grantee's Name Cathleen Cruse Romei
Mailing Address 6646 Woodmere Crossing
Leeds, AL 35094

Property Address 3065 Valley Ridge Rd
Birmingham, AL 35242

Date of Sale 8/4/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 300,300.00



20161017000380390 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/17/2016 12:04:17 PM FILED/CERT

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 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 8/22/16

Print I. Ripm Britton, Jr.

☐ Unattested
(verified by)

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