
20161110000416230 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:30:48 PM FILED/CERT

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF, AND
MAKE DISTRIBUTION PURSUANT TO, THE LAST WILL AND TESTAMENT OF BRUCE
BRIDGES, JR., DECEASED, ADMITTED TO PROBATE IN
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA CASE NO. 2016-227342.**

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

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

Send Tax Notice to:
Timothy A. Bridges, Trustee
Testamentary Trusts f/b/o Briana Rae Bridges
and Chancey Leigh Bridges
6972 Pannell Road
Trussville, Alabama 35173

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

**TIMOTHY A. BRIDGES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
BRUCE BRIDGES, JR., A/K/A ROBERT BRUCE BRIDGES, JR., DECEASED,
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, CASE NO. 2016-227342,
whose mailing address is 6972 Pannell Road, Trussville, Alabama 35173,**

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

**TIMOTHY A. BRIDGES, MISTI MICHELE BRIDGES AND RAE ANN BRIDGES,
OR ANY SUCCESSOR(S), AS TRUSTEES OF THE
TESTAMENTARY TRUST F/B/O BRIANA RAE BRIDGES
U/W/O BRUCE BRIDGES, JR. DATED OCTOBER 15, 2013,
whose mailing address is 6972 Pannell Road, Trussville, Alabama 35173,
and**

**TIMOTHY A. BRIDGES, MISTI MICHELE BRIDGES AND RAE ANN BRIDGES,
OR ANY SUCCESSOR(S), AS TRUSTEES OF THE
TESTAMENTARY TRUST F/B/O CHANCEY LEIGH BRIDGES
U/W/O BRUCE BRIDGES, JR. DATED OCTOBER 15, 2013,
whose mailing address is 6972 Pannell Road, Trussville, Alabama 35173,**

(hereinafter referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT**,

BARGAIN, SELL AND CONVEY unto the said Grantees, in equal undivided interests, as tenants in common, the following described real properties situated in Shelby County, Alabama (collectively, the "Property"; the Property having **property addresses of 4128 and 4132 Lakeshore Drive, Birmingham, Alabama 35242**, and having an aggregate **Assessor's Market Value of \$172,500.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel Nos. 09 2 04 0 001 005.000 and 09 2 04 0 001 006.000), to-wit:

FOWLER LAKE ESTATES LOTS 14 AND 15, SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 3, PAGE 148, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, 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 rights of parties in possession; all recorded or unrecorded leases affecting any of the Property, if any; 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 any of the Property.

TO HAVE AND TO HOLD to the said Grantees, in equal undivided interests, as tenants in common, and to each Grantee's respective beneficiaries, successors and assigns, in fee simple forever.

NOTES:

1. Bruce Bridges, Jr., being one and the same person as Robert Bruce Bridges, Jr. (the "Decedent") died, unmarried, on or about December 25, 2015, and, at the time of his death, owned the Property being conveyed hereby, said Property having been conveyed to the Decedent, Robert Bruce Bridges, Jr., by deed dated June 9, 2005, and filed for record on June 30, 2005, in Instrument No. 20050630000326910 in the Probate Office of Shelby County, Alabama.

2. The Decedent's Last Will and Testament dated October 15, 2013 (the "Decedent's Will") was duly admitted to probate in Case No. 2016-227342 in the Probate Court of Jefferson County, Alabama, and, pursuant to Letters Testamentary issued in said case on January 29, 2016, Timothy A. Bridges 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.

3. Pursuant to the terms of Items IV and V of the Decedent's Will, all of the residuary estate of the Decedent, of which the Property being conveyed hereby forms a part, was devised and bequeathed to the Trustees named in the Decedent's Will (the current Trustees so named and appointed being Timothy A. Bridges, Misti Michele Bridges and Rae Ann Bridges), to hold in trust as a part of the trust estate created under the Decedent's Will, with such trust estate to be apportioned into equal shares for the Decedent's daughters, Briana Rae Bridges and Chancey Leigh Bridges, and with each such share so apportioned for a daughter of the Decedent to be held and administered as a separate and distinct trust for the benefit of such daughter. This Deed is being executed to evidence and complete the distribution of the Property being conveyed hereby to the Grantees herein, in equal undivided interests, the Grantees being the current Trustees of each of the separate trusts created for the Decedent's daughters pursuant to the terms of the Decedent's Will.

4. 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.

**- Remainder of Page Intentionally Left Blank -
Signature Page Follows -**



20161110000416230 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:30:48 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 1
day of November, 2016.

GRANTOR:



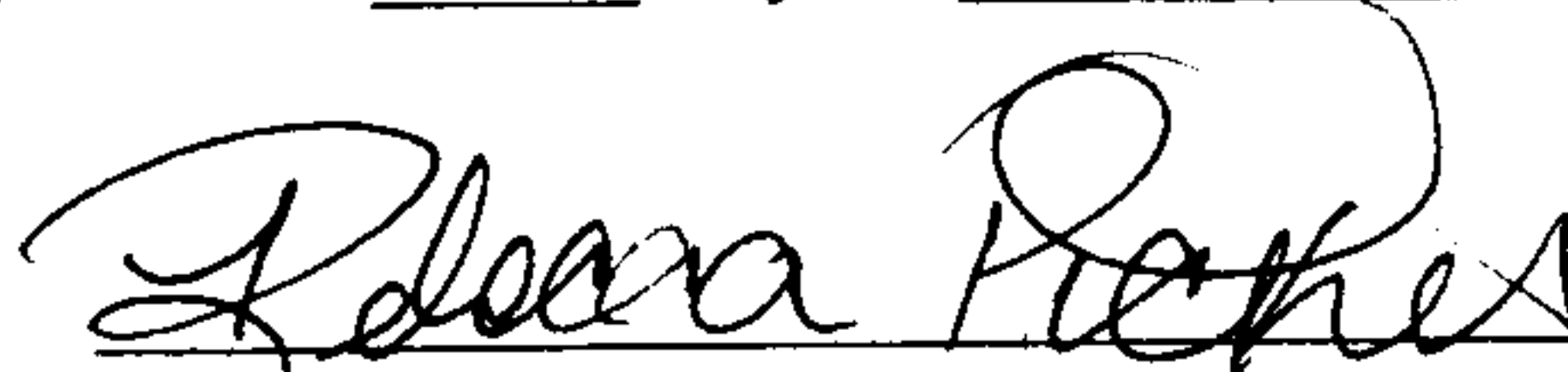
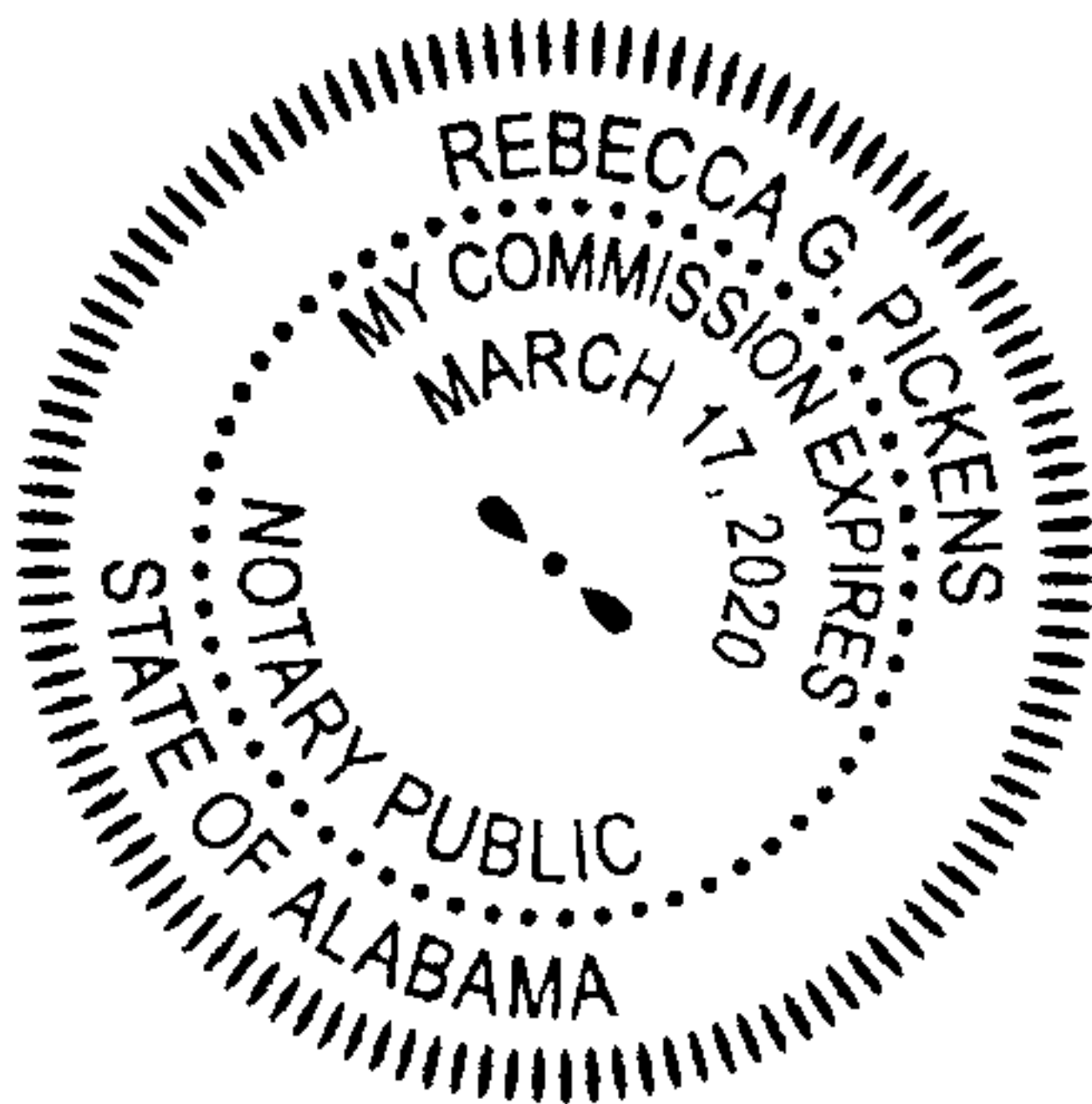
Timothy A. Bridges, as Personal Representative of the
Estate of Bruce Bridges, Jr., a/k/a Robert Bruce Bridges,
Jr., Deceased

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy A. Bridges, whose name as Personal Representative of the Estate of Bruce Bridges, Jr., a/k/a Robert Bruce Bridges, Jr., 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 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of November, 2016.

(SEAL)



Notary Public

My Commission Expires: 3.17.2020

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



20161110000416230 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:30:48 PM FILED/CERT