

20170609000203080 1/7 \$581.50  
Shelby Cnty Judge of Probate, AL  
06/09/2017 08:47:23 AM FILED/CERT

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

STATE OF ALABAMA       )  
                                      )  
COUNTY OF SHELBY     )

Send Tax Notice to:  
WK Real Properties LLC  
3540 Kingshill Road  
Birmingham, Alabama 35223

**PERSONAL REPRESENTATIVES' DEED**

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 24<sup>TH</sup> day of May, 2017, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**WAYNE ALLEN STANDIFER AND KATHY STANDIFER DEITSCH,  
AS PERSONAL REPRESENTATIVES OF THE  
ESTATE OF KATHLEEN K. STANDIFER, DECEASED,  
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, CASE NO. 2014-223343,  
whose mailing address is 3540 Kingshill Road, Birmingham, Alabama 35223,**

(herein referred to each as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**WK REAL PROPERTIES LLC**, an Alabama limited liability company,  
whose mailing address is **3540 Kingshill Road, Birmingham, Alabama 35223,**

(herein referred to as "Grantee"), all of the following described real properties situated in Shelby County, Alabama (hereinafter collectively referred to as the "Properties", and having an **aggregate Assessor's Market Value of \$547,226.67**), to-wit:

**See Exhibit "A" attached hereto and made a part hereof for  
Legal Descriptions and Real Estate Sales Validation Information**

**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.

**This conveyance is made subject to the following:**

1. Taxes and assessments 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 Properties, together with all rights in connection therewith (however, minerals are conveyed as a part of any of the Properties 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 Properties, 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 Properties.

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


**NOTE:** Kathleen K. Standifer (the "Decedent"), who is one and the same person as Kathleen Kendrick Standifer, died on or about September 29, 2014, an unremarried widow, and the Last Will and Testament of the Decedent dated April 14, 1998 (the "Decedent's Will") was duly admitted to probate in Case No. 2014-223343 in the Probate Court of Jefferson County, Alabama, and, pursuant to Letters Testamentary issued in said case on October 14, 2014, Wayne Allen Standifer and Kathy Standifer Deitsch were appointed as Personal Representatives of the Decedent's estate and continue to serve as such Personal Representatives of the Decedent's estate at the time of execution of this Deed.

**NOTE:** At the time of her death, the Decedent owned each of the Properties, or an interest therein, as shown on Exhibit "A" attached hereto.

**NOTE:** None of the Properties was the homestead of the Decedent, who was an unremarried widow.

**NOTE:** This Deed is being executed by each of the undersigned solely in their fiduciaries capacities as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of either of the undersigned in their individual capacities, and each of the undersigned expressly limit such party's liability hereunder solely to the property now or hereafter held by such party as a Personal Representative of the Decedent's estate.

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

  
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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand(s) and seal(s) effective as of the date first above written.

GRANTOR:

Wayne Allen Standifer  
Wayne Allen Standifer, as Personal Representative of  
the Estate of Kathleen K. Standifer, Deceased

Date of Execution: May 24, 2017

STATE OF ALABAMA       )  
  )  
COUNTY OF JEFFERSON    )


I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Wayne Allen Standifer, whose name as a Personal Representative of the Estate of Kathleen K. Standifer, 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 24<sup>th</sup> day of May, 2017.

{ SEAL }

Brynn Dated  
Notary Public  
My Commission Expires: September 15, 2020

[Grantor's Signature Continued on Next Page]

  
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**GRANTOR:**

Kathy Standifer Deutsch  
Kathy Standifer Deutsch, as Personal Representative of  
the Estate of Kathleen K. Standifer, Deceased

Date of Execution: May 24, 2017

STATE OF ALABAMA       )  
  )  
COUNTY OF JEFFERSON    )


I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Kathy Standifer Deutsch, whose name as a Personal Representative of the Estate of Kathleen K. Standifer, 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, she, 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 24<sup>th</sup> day of May, 2017.

{ SEAL }

Bryant Deutsch  
Notary Public  
My Commission Expires: September 15, 2020

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

  
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## EXHIBIT "A"

### LEGAL DESCRIPTIONS AND REAL ESTATE SALES VALIDATION INFORMATION

#### PARCEL 1:

The following described real property situated in Shelby County, Alabama [having an **Assessor's Market Value of \$63,000.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 15 2 04 0 001 050.012), and being unimproved land **located on Rabbit Run, Chelsea, Alabama**]:

A parcel of land containing two (2) acres more or less, located in the Southeast Quarter of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama:

**Parcel I:** Lot 3, according to the map of Stamps Family Subdivision recorded in Map Book 25, Page 98 and being more fully described as follows: Commence at the Southeast corner of Section 4; thence run West along South line of said Section 4 a distance of 729.21 feet to the point of beginning; thence continue a distance of 200.00 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet; thence turn right 90 degrees 25 minutes 35 seconds a distance of 200 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet to the point of beginning; and

**Parcel II:** A non-exclusive easement for ingress and egress over the following described parcels of land: Commence at the Southeast corner of Section 4 Township 20 South Range 1 West; thence run West along South line of said Section 4 a distance of 729.21 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet; thence turn left 89 degrees 34 minutes 25 seconds a distance of 115.74 feet to the point of beginning of the herein described right of way and easement; thence turn right 89 degrees 34 minutes 25 seconds a distance of 378.16 feet; thence turn right 91 degrees 10 minutes 29 seconds a distance of 451.64 feet; thence turn left 90 degrees a distance of 20 feet; thence turn left 90 degrees a distance of 471.64 feet; thence turn left 90 degrees a distance of 398.16 feet; thence turn left an angle of 90 degrees a distance of 20 feet to the point of beginning;

**Source of Title to all of Parcel 1: Inst. #1999-35810** – being deed dated August 24, 1999, to Kathleen K. Standifer.

#### PARCEL 2:

The following described real property situated in Shelby County, Alabama [having an **Assessor's Market Value of \$395,280.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 15 2 09 0 000 001.000), and being unimproved land **located off of Rabbit Run, Chelsea, Alabama**]:

The N1/2 of NE1/4 of Section 9, Township 20, Range 1 West, 80 acres.

MINERALS AND MINING RIGHTS EXCEPTED. Together with an easement approximately fifteen (15) feet in width over and across that portion of the SE 1/4 of the SE 1/4 of Section 4, Township 20, Range 1 West, Shelby County, Alabama, presently owned and retained by the grantors herein, (said portion consisting of approximately 31 acres and being hereinafter called the servient tenement), said easement lying and being located upon and along the driveway currently used by the grantors herein in going to and from the above described eighty (80) acres (hereinafter called the dominant tenement) and

the paved public road adjoining the servient tenement; or over, upon and along such other course over and across the servient tenement as may be mutually agreed upon hereafter by the parties hereto (their heirs, personal representatives, or assigns) as and for a convenient, practical and reasonable means of ingress and egress, not exceeding fifteen (15) feet in width, to and from the dominant tenement and the said paved public road. It is the intent of the parties hereto, and it is hereby expressly provided, that the said easement shall constitute a burden running with the land so as to bind all present and subsequent owners of said servient tenement. [As used in this easement description, the term "grantors herein" shall mean the grantors, A P. Niven and wife, Nannie Niven, and the term "parties hereto" shall mean the grantors, A. P. Niven and wife, Nannie Niven, and the grantees, W. A. Standifer and Kathleen K. Standifer, as described in that certain deed dated March 2, 1964, and recorded in Book 231, Page 616, in the Probate Office of Shelby County, Alabama.]

**Source of Title to All of Parcel 2: Book 231, Page 616** – being deed dated March 2, 1964, to W. A. Standifer and Kathleen K. Standifer, as joint tenants with right of survivorship, and the said Kathleen K. Standifer, who died on or about September 29, 2014, having been the surviving grantee under said deed, , her husband, William A. Standifer, having predeceased her, his death having occurred on or about December 19, 1994, and their joint tenancy in said property not having theretofore been broken.

### **PARCEL 3:**

An undivided one-third (1/3) interest in and to the following described real property situated in Shelby County, Alabama [having an **Assessor's Market Value for the Grantor's undivided 1/3rd interest of \$88,946.67**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 15 2 04 0 001 031.000), and being **located on Hwy. 39, Chelsea, Alabama**]:

### **Tract I:**

A tract of land consisting of approximately 4-7/10 acres described as commencing at the NE corner of the NW 1/4 of SW 1/4 of Section 4-T-20 R-1 west. Run west along 40 line a distance of 78.68 feet to an iron pipe on 40 line for the point of beginning. Continue west along 40 line a distance of 210 feet to an iron pipe. Then run south 5° east a distance of 1088 feet to an iron pipe on the north boundary line of K.Springs Cemetery property. Then run 20° north of east along cemetery property line a distance of 210 feet and being the NE corner of cemetery property marked by iron pipe. Then run north 5° to west a distance of 932 feet to an iron pipe on 40 line and the point of beginning.

Source of Title: Book 285, Page 547 – being deed dated February 23, 1974, to Bernard C. Kendrick.

### **Tract II:**

Begin at the southeast corner of the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, thence run north along the east line of said 1/4-1/4 Section a distance of 1310.97 feet to the northeast corner of said 1/4-1/4 Section corner; thence turn an angle of 90 deg. 49 min. 08 sec. to the left and run west along the north line of said 1/4-1/4 Section a distance of 78.68 feet; thence turn an angle of 92 deg. 27 min. to the left and run a distance of 1385.86 feet to the north R.O.W. line of a paved County Highway; thence turn an angle of 112 deg. 10 min. to the left and run along the north R.O.W. line of said Highway a distance of 1.37 feet to the east line of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West; thence run north along the east line of the SW 1/4 of the SW 1/4 a distance of 72.56 feet to the point of beginning; situated in the W 1/2 of the SW 1/4 of Section 4, Township 20 South, Range 1 West.

Source of Title: Book 285, Page 546 – being deed dated January, 1968, to B.C. Kendrick and Effie Stone Kendrick, as joint tenants with right of survivorship, and the said B. C. Kendrick, who died on or about September 7, 1981, having been the surviving grantee under said deed, his wife, Effie Stone Kendrick, having died on or about July 30, 1972, and their joint tenancy in said property not having theretofore been broken.

**Tract III:**

The West Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West; also, that certain tract beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West, and run thence East 260 feet, more or less, to the old Calera Road, and now known as the Chelsea-East Saginaw paved road; run thence in a Southwesterly direction along the Northwest right of way line of said public road to the West line of said Southeast Quarter of the Southwest Quarter of said Section 4; run thence North 160 feet, more or less, to the point of beginning.

Source of Title: Book 156, Page 236 – being deed dated August 16, 1952, to B. C. Kendrick.

**Tract IV:**

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20, Range One, West, situated, lying and being in the County of Shelby and State of Alabama.

Source of Title: Book 156, Page 236 – being deed dated August 16, 1952, to B. C. Kendrick.

**Source of Title to All of Parcel 3:** Last Will and Testament of B. C. Kendrick (who is one and the same person as Bernard Clifton Kendrick and Bernard C. Kendrick) dated May 8, 1964, and admitted to probate and recorded in the Probate Court of Shelby County, Alabama, on or about September 18, 1984.

