

Send tax notice to:

Kevin E. Cash
11304 Musette Circle
Alpharetta GA 30009

Assessor's Property Tax Parcel/Account
Number: 13 7 25 3 005 023.000

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, Kelly Marie Cash (the "Decedent"), died intestate on September 4, 2016;

WHEREAS, the Decedent's father, Henry Eugene Cash, who resides at 5232 Crossings Parkway, Birmingham, Alabama 35242, was granted Letters of Administration by the Probate Court of Shelby County on January 6, 2017 (Case No. PR- 2016-000883), and is as of this date the duly appointed and acting personal representative (the "Personal Representative");

WHEREAS, at the time of her death, the Decedent owned an interest in certain real property described below in this Personal Representative's Deed (the "Real Property");

WHEREAS, the Decedent was not married at the time of her death and had no children or other issue;

WHEREAS, under Section 43-8-42 of the Code of Alabama of 1975, as amended, if a decedent is not survived by a spouse, and there is no surviving issue, the entire intestate estate passes to the parents, equally;

WHEREAS, the Decedent's parents, Henry Eugene Cash and Leslie Toles Cash, did survive the Decedent, but disclaimed all interests in the Real Property pursuant to the provision of Section 2518 of the Internal Revenue Code of 1986, as amended, and Sections 43-8-290 through 43-8-298 of the Code of Alabama (1975), as amended;

WHEREAS, under Section 43-8-42 of the Code of Alabama of 1975, as amended, if a decedent is not survived by a spouse, and there is no surviving issue or parent, the entire intestate estate passes to the issue of the Decedent's parents, by right of representation;

WHEREAS, the Decedent's brother, Kevin E. Cash, is the sole surviving issue of the Decedent's parents;

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to Kevin E. Cash, who resides at 11304 Musette Circle, Alpharetta GA 30009 (the "Grantee"), pursuant to the Code of Alabama of 1975;

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 223, according to the Final Plat of High Ridge Village Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, his 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 Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

The Real Property is located at 214 High Ridge Drive, Pelham, Alabama 35124, and is that same property conveyed by that certain Warranty Deed ("The Deed") recorded on March 6, 2012 in Instrument No. 20120306000078600 in the Probate Office of Shelby County, Alabama. The value of the Real Property, based on the tax assessment for the year of the Decedent's death, is \$151,300.

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 her death, whether accurately described herein or not.

The undersigned has executed this Personal Representative's Deed solely in his capacity as a Personal Representative, and nothing herein contained shall be construed to impose liability on him in his individual capacities.

IN WITNESS WHEREOF, the Personal Representative has hereunto set his hand as of this 12th day of July, 2017.


Henry Eugene Cash, as a Personal Representative of
the Will of Kelly Marie Cash

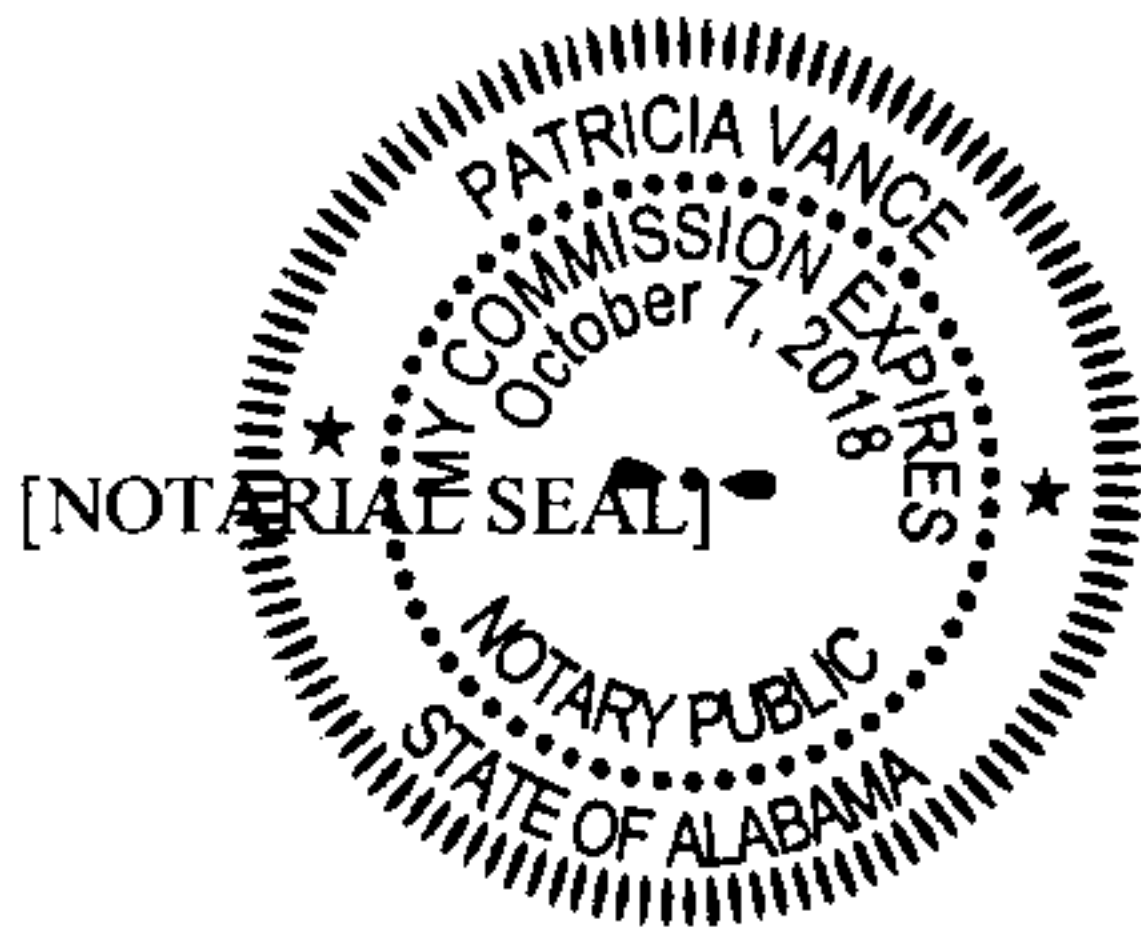


STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry Eugene Cash, whose name as a Personal Representative of the Will of Kelly Marie Cash, 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, he, in his 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 12th day of July, 2017.



Patricia Vance
Notary Public

My Commission Expires: 10.7.18



20170803000280580 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/03/2017 10:32:50 AM FILED/CERT