

20171004000362060 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/04/2017 11:41:49 AM FILED/CERT

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF, AND
TO MAKE A DISTRIBUTION PURSUANT TO, ITEM IV OF THE
LAST WILL AND TESTAMENT OF JAMES WAYNE HALL, DECEASED,
ADMITTED TO PROBATE IN THE PROBATE COURT OF
SHELBY COUNTY, ALABAMA, CASE NO. PR-2014-000314.**

**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:
Lois Jane Bartley Hall
538 Cloudland Drive
Hoover, Alabama 35226-1251

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

**ELIZABETH JANE HALL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
JAMES WAYNE HALL, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2014-000314,
whose mailing address is 538 Cloudland Drive, Hoover, Alabama 35226-1251**

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

**LOIS JANE BARTLEY HALL,
whose mailing address is 538 Cloudland Drive, Hoover, Alabama 35226-1251**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the right, title and interest of the Decedent, James W. Hall, in and to the following described real property (the "Property") situated in Shelby County, Alabama (the Property having a **property address of 4660 Wooddale Lane, Pelham, Alabama**, and an **Assessor's Market Value of \$165,700.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 11-7-36-3-000-007.000), to-wit:

**Lot 16, Block 5, according to the survey of Wooddale, Fourth Sector, as recorded in
Map Book 6, Page 26, in the Probate Office 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.

This conveyance is made subject to the following:

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 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 mortgages, if any; 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, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, affecting the Property, 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, if any, affecting the Property; 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 the Property.

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


NOTE: James Wayne Hall, who is one and the same person as James W. Hall (the "Decedent"), died on or about October 24, 2013, and, at the time of his death, was the record owner of the Property being conveyed hereby.

NOTE: The Decedent's Last Will and Testament dated October 30, 2008 (the "Decedent's Will") was duly admitted to probate in Case No. PR-2014-000314 in the Probate Court of Shelby County, Alabama, and, pursuant to Letters Testamentary issued in said case on October 2, 2014, Elizabeth Jane Hall 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.

NOTE: Pursuant to the terms of Item IV of the Decedent's Will, all the residuary estate of the Decedent, of which the Decedent's interest in the Property being conveyed hereby forms a part, was devised and bequeathed to the Decedent's wife, Lois Jane Bartley Hall, the Grantee herein, who is one and the same person as Jane B. Hall, and this Deed is being executed to evidence and complete the distribution of the interest of the Decedent in and to the Property to the beneficiary thereof pursuant to the terms of the Decedent's Will.

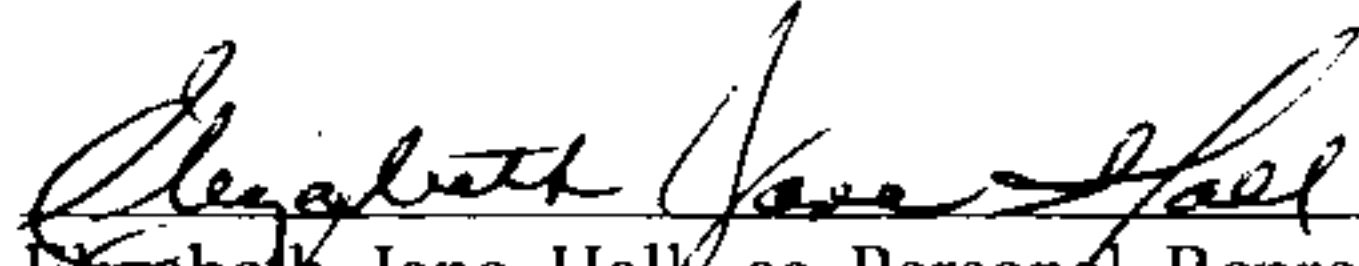
NOTE: The Property was not and is not the homestead of the Decedent or the Decedent's spouse.

NOTE: 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 her individual capacity, and the undersigned expressly limits her liability hereunder solely to the property now or hereafter held by her as the Personal Representative of the Decedent's estate.


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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 24
day of August, 2017.

GRANTOR:

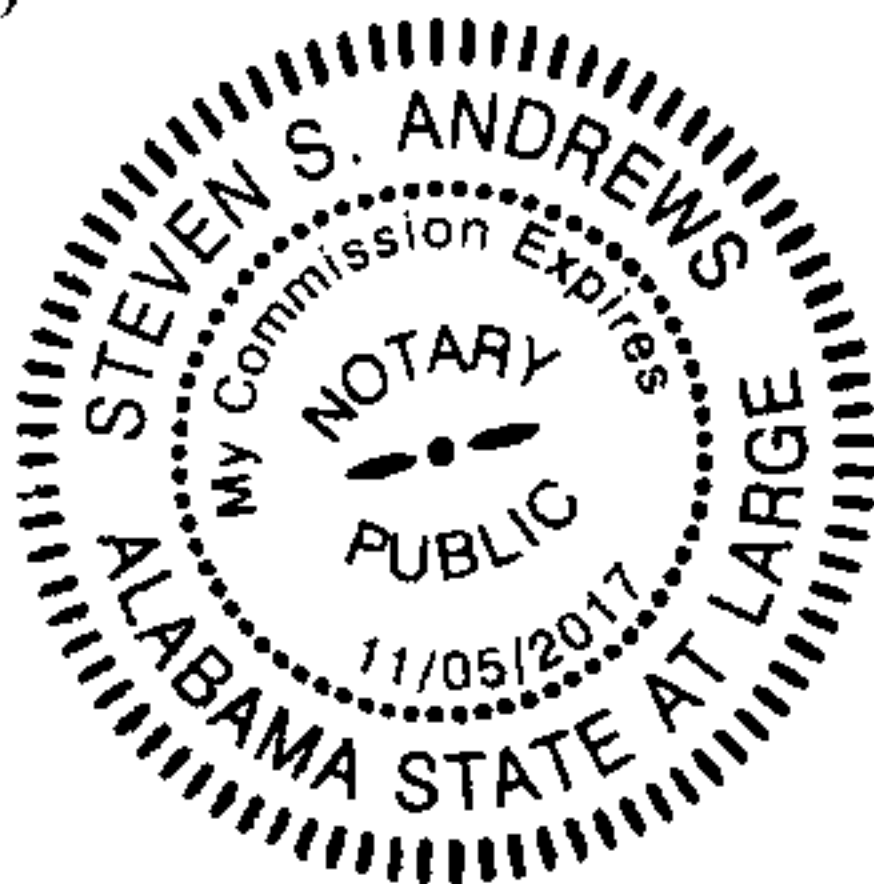

Elizabeth Jane Hall, as Personal Representative of the
Estate of James Wayne Hall, Deceased

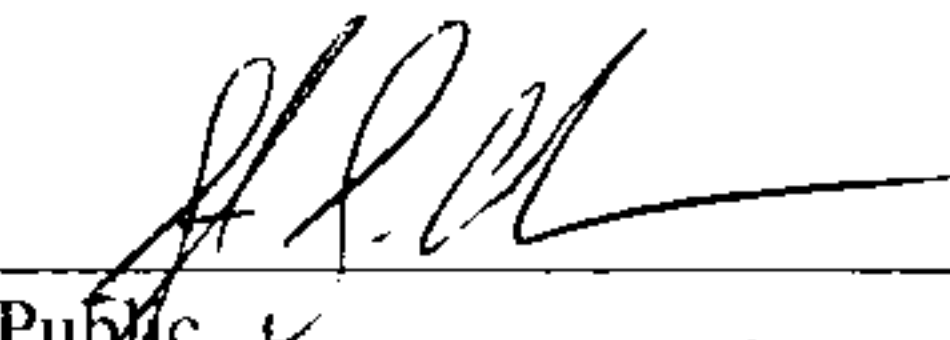
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Elizabeth Jane Hall, whose name as Personal Representative of the Estate of James Wayne Hall, 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 day of August, 2017.

(SEAL)




Notary Public
My Commission Expires: 11-05-2017

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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