

Send tax notice to:
Kristin Michele Lett Ross
1937 Stone Brook Lane
Birmingham, AL 35242

This Instrument Prepared By:

William J. Bryant, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVES' DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms of the Last Will and Testament of Dorothy Marie Horst, deceased, the undersigned Grantors, Kelly Lett Darden and Kristin Michele Lett Ross (formerly Kristin Michele Lett), in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Kristin Michele Lett Ross (hereinafter referred to as "Grantee" and said Grantee being the devisee pursuant to the terms of the said decedent's Will of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27-B, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #1995-21740

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. A 7.5 foot easement on the rear of subject property as shown by recorded plat.
4. Natural lime sinks as noted on recorded Map 16, page 129.
5. Declaration of Protective Covenants as recorded in Real Volume 288, page 466 and amended in Instrument #93-11895, Articles of Incorporation as recorded in Book 41, page 518 and By-Laws of Stone Brook Residential Association as recorded in Book 41, page 530.
6. Restrictive agreement as recorded in Real Volume 220, page 339.

7. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1 and Real Volume 194, page 43.

8. Right of way to Alabama Power Company as recorded in Real Volume 207, page 380.

9. Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, page 553 and Deed Book 32, page 183.

10. Declaration of Protective Covenants as recorded in Real Volume 194, page 54.

11. Sewer line easement as recorded in Real Volume 107, page 976.

12. The subdivision herein, including lots and streets, lies in an area where natural lime sinks have occurred.

13. Restrictions as set out in Deed recorded in Instrument #93-11893.

14. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

The said decedent's Will dated December 12, 2013 was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 2016-227836. Said Court issued Letters Testamentary to the Personal Representatives on March 2, 2016. Certified copies of certain probate papers from such case are recorded simultaneously herewith.

This instrument is executed by the Grantors solely in their 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 Grantors in their respective individual capacities, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on April 24, 2018.

Kelly Lett Darden
Kelly Lett Darden, as Co-Personal Representative of the Estate of Dorothy Marie Horst, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Kelly Lett Darden, whose name as Co-Personal Representative of the Estate of Dorothy Marie Horst, 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, she, in her said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on April 24, 2018.

Kelly Stipe Junkins
Notary Public

Kelly Stipe Junkins
Printed Name
My Commission Expires: 3/10/2021

(NOTARY SEAL)



Kristin Michele Lett Ross
Kristin Michele Lett Ross, formerly Kristin Michele Lett, as Co-Personal Representative of the Estate of Dorothy Marie Horst, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Kristin Michele Lett Ross, formerly Kristin Michele Lett, whose name as Co-Personal Representative of the Estate of Dorothy Marie Horst, 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, she, in her said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this on April 24, 2018.

(NOTARY SEAL)



Kelly Stipe Junkins
Notary Public

Kelly Stipe Junkins
Printed Name
My Commission Expires: 3/10/2024

Real Estate Sales Validation Form

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

Grantor's Name Estate of Dorothy Marie Horst
 Mailing Address 5410 Greystone Way
Birmingham, AL 35242

Grantee's Name Kristin Michele Lett Ross
 Mailing Address 1937 Stone Brook Lane
Birmingham, AL 35242

Property Address 1937 Stone Brook Lane
Birmingham, AL 35242

Date of Sale 1/24/2018
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 265,600

*Exempt from deed tax -
 passed by will*

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 4/24/2018

Print Kristin Michele Lett Ross

Sign Kristin Michele Lett Ross
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/25/2018 01:40:36 PM
 \$25.00 CHERRY
 20180425000139670

[Print Form](#)

Form RT-1