


Send tax notice to:  
Beavers Properties, LLC  
4348 Old Brook Trail  
Birmingham, AL 35243

This instrument prepared by:  
F.A. Branscomb Beavers, Esq.  
Beavers Law Firm, Inc.  
4301 Dolly Ridge Road  
Vestavia, AL 35243

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

  
20180829000310420 1/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/29/2018 10:25:36 AM FILED/CERT

**PERSONAL REPRESENTATIVE DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Dollars (\$100.00), in hand paid to **CHARLES A. J. BEAVERS, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GILLIAN BRANSCOMB BEAVERS, DECEASED, JEFFERSON COUNTY PROBATE CASE NO. 209846**, ("Grantor"), whose address is 1819 5<sup>th</sup> Avenue North, Birmingham, Alabama 35203, by **BEAVERS PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), whose address is 4348 Old Brook Trail, Birmingham, Alabama 35243, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real property (the "Property"), situated in Shelby County, Alabama, to-wit:

An undivided 1/3<sup>rd</sup> interest in and to the following:

Commence at the Southwest Corner of Lot 1, Block 196, Dunstan's Map of Calera; thence run westerly along the northern boundary of 17<sup>th</sup> Avenue for 321.98 feet to an iron set, being approximately 37.5 feet east of the centerline of existing Foundry Road; thence turn a deflection angle of 89° 56' 01" to the right and run northerly for 199.95 feet to the point of beginning of the parcel herein conveyed; thence continue in the same direction along the eastern right of way of Foundry Road a distance of 133.26 feet, more or less, to a capped iron set on the southern right-of-way line of Alabama Highway No. 25; thence turn to the right and run easterly along the southern boundary of the right-of-way of Alabama Highway No. 25 a distance of 83.90 feet; thence continue in a northeasterly direction along the southern right-of-way line of Alabama Highway No. 25 a distance of 77.62 feet to a point marked by a capped iron set, which said point is the northwesternmost corner of the Clark Carter and Doris Carter property; thence turn to the right an angle of 98° 04' 20" and run southerly a distance of 55.52 feet to a point marked by a capped iron set; thence continue in the same direction a distance of 100 feet to a capped iron set; thence turn to the right and run westerly 160.00 feet, more or less, to point of beginning of the parcel herein conveyed.

**TO HAVE AND TO HOLD** the Property unto Grantees, its successors and assigns forever, subject to the following:

1. 2018 ad valorem taxes, not yet due and payable
2. All mineral and mining rights not owned by Grantor

Shelby County, AL 08/29/2018  
State of Alabama  
Deed Tax: \$15.00

3. All easements, rights-of-way, restrictions, covenants, and conditions of record
4. Matters which would be disclosed by an accurate survey of the Property
5. Building lines and easements as shown on record map

**THE UNDERSIGNED EXECUTES THIS CONVEYANCE SOLELY IN THE REPRESENTATIVE CAPACITY SET FORTH HEREIN AND HEREBY EXPRESSLY LIMITS HIS LIABILITY HEREUNDER TO THE ASSETS WHICH HE MAY NOW OR HEREAFTER HOLD IN HIS CAPACITY AS PERSONAL REPRESENTATIVE, AS AFORESAID.**

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

This conveyance is a contribution to Grantee on behalf of the members of Grantee, who are the beneficiaries of the Estate/Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this 23<sup>rd</sup> day of May, 2018.

Charles A. J. Beavers, Jr.  
Charles A. J. Beavers, Jr., as Personal  
Representative of the Estate of Gillian  
Branscomb Beavers, Deceased,  
Jefferson County Probate Case No. 209846

STATE OF ALABAMA     )  
SHELBY COUNTY         )

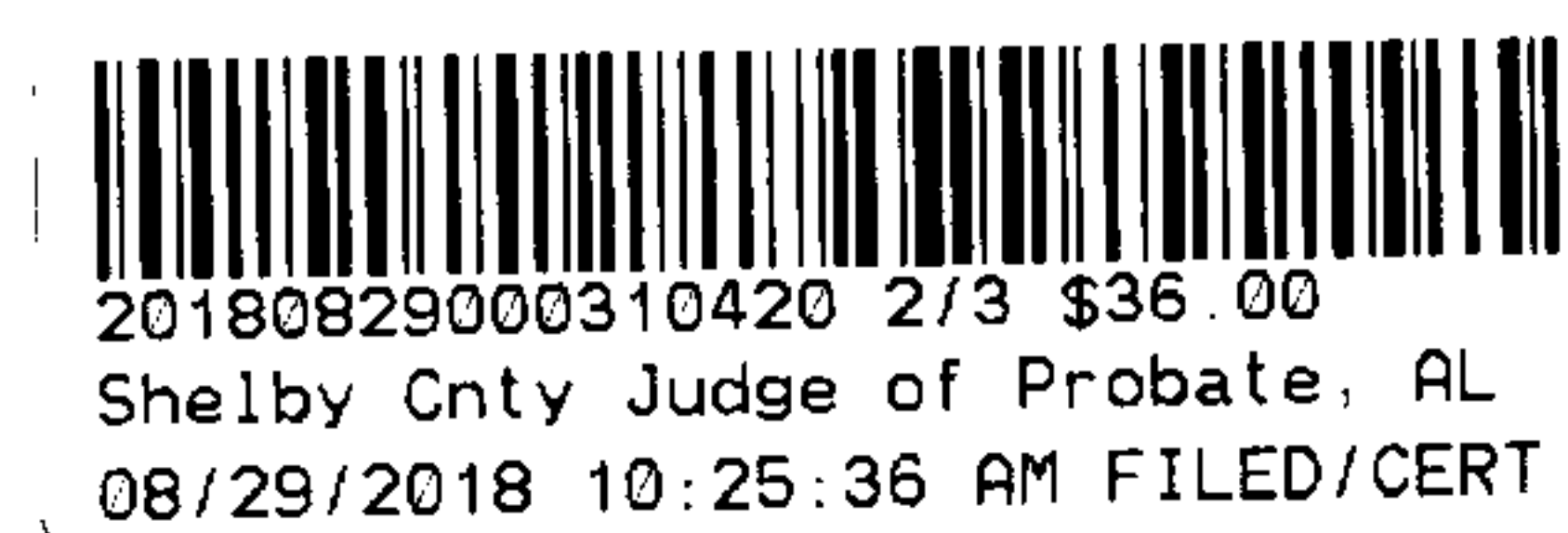
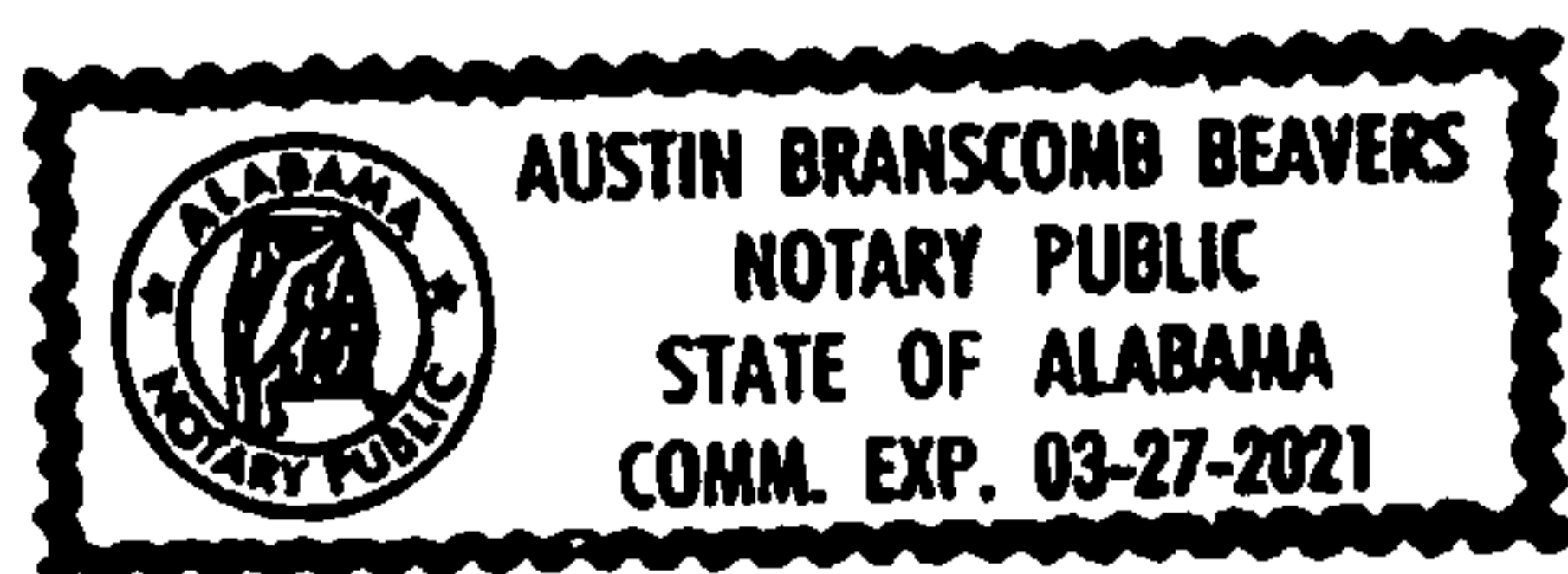
I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles A. J. Beavers, Jr., whose name as Personal Representative of the Estate of Gillian Branscomb Beavers, Deceased, Jefferson County Probate Case No. 209846, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said 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 official seal this 23<sup>rd</sup> day of May, 2018.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/27/2021

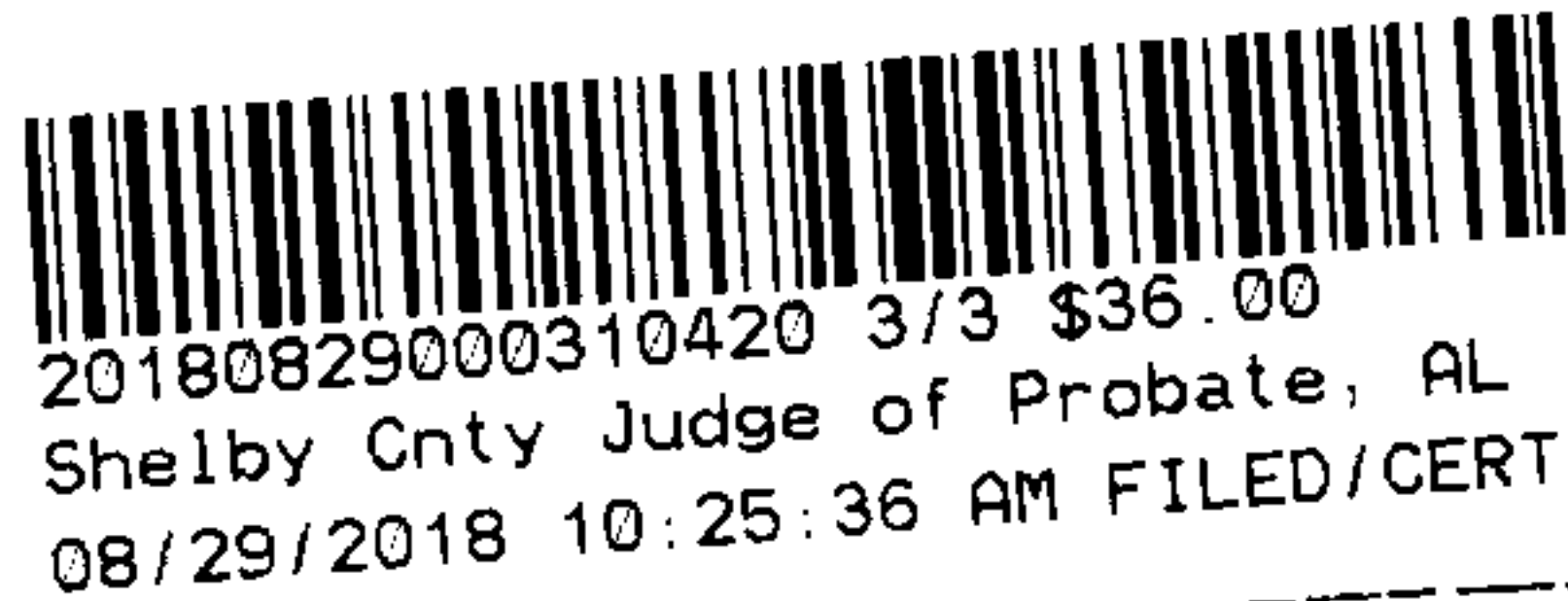


# Real Estate Sales Validation Form

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

Grantor's Name Charles A. J. Beavers, Jr. as Grantee's Name Beavers Properties, LLC  
Mailing Address PR of the Estate of Mailing Address 4348 Old Brook Trail  
William Beavers, deceased, Birmingham, AL 35217  
Def. Co. Probate Case No. 2009846

Property Address 28-522-3-001-004-000 Date of Sale 5/23/18  
Total Purchase Price \$



or  
Actual Value \$

or  
Assessor's Market Value \$14,559 (1/3 of 48,530)

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 \_\_\_\_\_

Print F. A. Beavers, Jr. as Legal Representative

X Unattested Karen Melsen  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1