

Send tax notice to:
Peter A. A. Nice
16 Montcrest Drive
Birmingham, AL 35213

This Instrument Prepared By:
Dale B. Stone, 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 REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Claire Nice Bingham, aka Sadie Claire Bingham, aka Claire M. Nice, deceased, the undersigned Grantor, Peter A. A. Nice, in his capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Peter A. A. Nice, a married man (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:

PARCEL ONE (17 acres Arabian Road):

The South One-Half of the Northeast Quarter of Northwest Quarter (S1/2 of the NE1/4 of the NE1/4) of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama.

PARCEL TWO (21 acres Lake Woodmere):

The East ½ of the NW1/4 of the NW1/4 of Section 11, Township 21 South, Range 2 West; less and except that 2 acre tract heretofore conveyed to PETER ADAMS NICE by deed dated March 1, 1993, and filed for record in the Office of the Judge of Probate, Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is made specifically subject to those restrictive covenants now running with the Grantor's adjacent property (being the South ½ of the NE1/4 of the NW1/4 of Section 11, Township 21 South, Range 2 West) as it is the Grantor's intent to convey this property under the same restrictive covenants that now exist for the Lake Woodmere, Inc., property, formerly referred to in previous years as Green Valley, Inc. The specific restrictions and limitations to which this property is



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now being subjected are recorded in Deed Book 204, Page 206; Deed Book 226, Page 619; Deed Book 243, Page 117; Deed Book 252, page 767; and, Restrictions recorded in Instrument Number 1993-14510, having been recorded on May 20, 1993, in the Office of the Judge of Probate, Shelby County, Alabama.

The land conveyed above is not the homestead of either the Grantor or Grantee and is being conveyed pursuant to the terms and conditions by Order of the Honorable William E. Hereford, Judge of Circuit Court, dated December 30, 1993, in Shelby County, Alabama, Circuit Court Case number CV93-179 MJ.

PARCEL THREE (20.6 acres Four Wings Lake):

Tract 1, according to the Survey of Four Wing Lake Estates, as recorded in Map Book 12, Page 89, in the Office of the Judge of the Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereof, including rights set out in Real 87, Page 290 in said Probate Office.
2. Declaration of Covenants, conditions, restrictions, rights and public and private easements of Four Wing Lake Estates as recorded in Real 229, Page 3842 in said Probate office.
3. Easements as set out by instrument recorded in Real 87, Page 290 in said Probate office.
4. All tracts are subject to private easements as shown in Map Book 12, Page 89 in said Probate Office.
5. No Lot shall be further divided without road improvements as recorded in Map Book 12, Page 89 in said Probate Office.

SOURCES OF TITLES: Instrument 200214/2082; Instrument No. 1994-11465; and Instrument No. 1994-01524

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

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. 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, his heirs and assigns forever.

The said decedent's Will dated October 26, 2017 was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 18BHM01764 and said Court issued Letters Testamentary to the Personal Representative on July 25, 2018. A certified copy of said Will and Letters Testamentary are being recorded simultaneously herewith.

This instrument is executed by the Grantor solely in his 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 Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

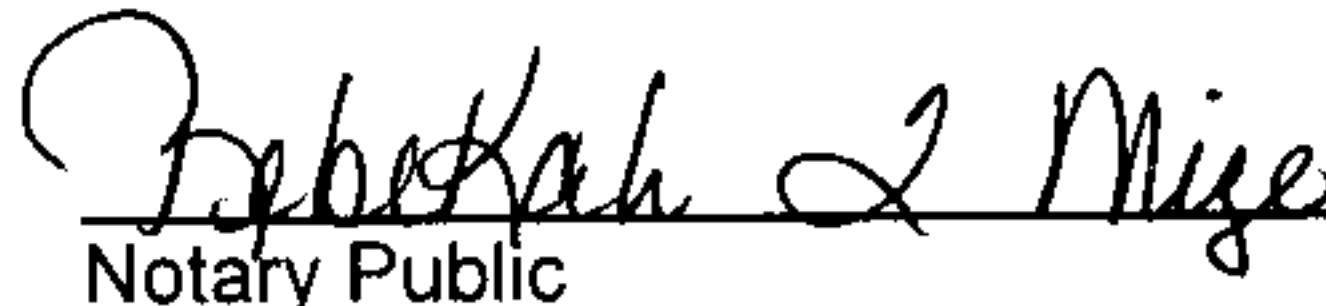
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 11th day of February, 2019.



Peter A. A. Nice, as Personal Representative of the Estate of Claire Nice Bingham, aka Sadie Claire Bingham, aka Claire M. Nice

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Peter A. A. Nice, whose name as Personal Representative of the Estate of Claire Nice Bingham, aka Sadie Claire Bingham, aka Claire M. Nice, 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, he, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

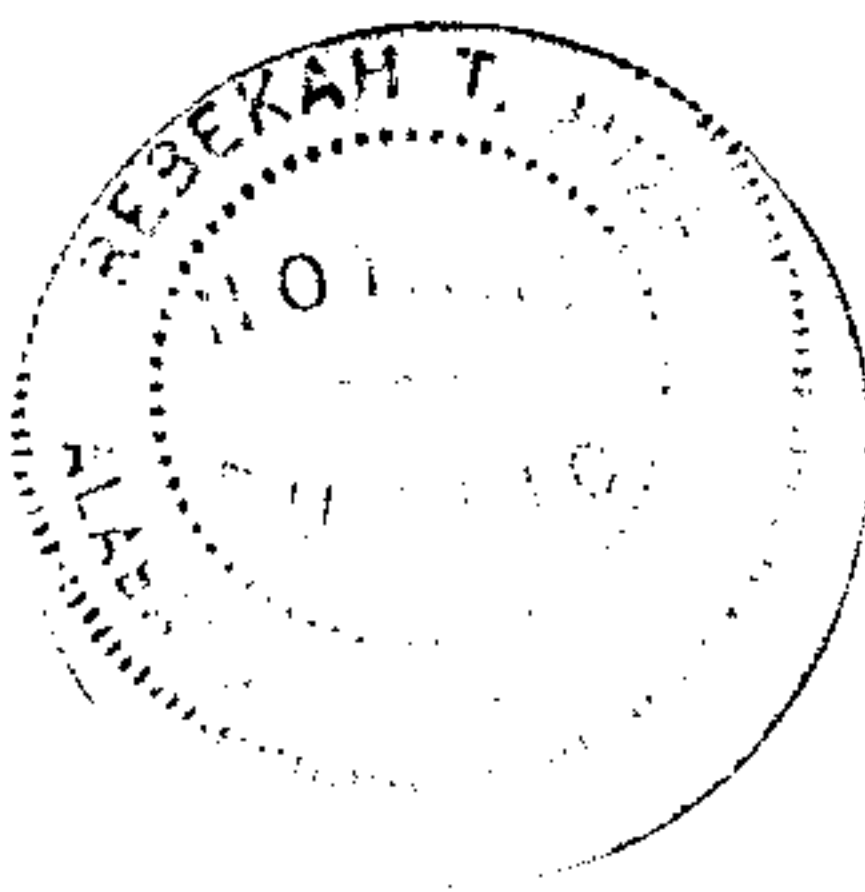
Given under my hand this 11th day of February, 2019.


Notary Public

Rebekah T Mize
Printed Name

(NOTARY SEAL)

My Commission Expires: 9-30-2022



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Real Estate Sales Validation Form

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

Grantor's Name Peter A. A. Nice, Per Rep of the
Mailing Address Estate of Claire Nice Bingham
16 Montcrest Drive
Birmingham, AL 35213

Grantee's Name Peter A. A. Nice
Mailing Address 16 Montcrest Drive
Birmingham, AL 35213

Property Address Pcl 22 1 11 0 000 006.000;
22 1 11 0 000 007.000; and
22 1 02 0 000 022.000

Date of Sale Inheritance: 7/3/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 421,340.00

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 terms of Will

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 2-11-19

Print

PETER A.A. NICE

Sign

Peter A.A. Nice

(Grantor/Grantee/Owner/Agent) circle one

X Unattested

by)

Print Form

Form RT-1

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