Send Tax Notice to:
Betty Landess
225 Vance Street
Pacific Palisades, CA 90272

STATE OF ALABAMA)
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THIS IS AN PERSONAL REPRESENTATIVE'S QUITCLAIM DEED executed and delivered by Betty Landess, as Personal Representative of the Estate of Mary B. Anderson, Deceased, Shelby County, Alabama Probate Case No. PR-2016-000712 (hereinafter referred to as "Grantor"), to Betty Landess and Dena G. Nelson, as Co-Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and all amendments thereto (hereinafter referred to as "Grantee").

WHEREAS, the property which is more particularly described herein (the "Property") is currently listed in Shelby County, Alabama Probate Records as being held by M.B. Shamroy who is deceased;

WHEREAS, the Mary B. Anderson Living Trust ("Trust") was created by an Agreement dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012 (as amended, the "Trust Agreement");

WHEREAS, pursuant to the Trust Agreement, Betty Landess and Dena G. Nelson are the Co-Trustees of the Trust;

WHEREAS, Mary B Anderson, also known as Mary Anderson, Mary Shamroy, Mrs. Leon Shamroy and Mary B. Anderson Shamroy (the "Decedent") died on April 6, 2014, while an inhabitant of Burbank, California;

WHEREAS, the Decedent left a Last Will and Testament (the "Will"), which has been admitted to probate and record in the Superior Court of California, County of Los Angeles, Case No. 16STPB00937. For the purpose of establishing title and ownership of certain real property located in the State of Alabama, the Will was admitted to probate and record with the Shelby County, Alabama Probate Court, Case No. PR 2016-000712;

WHEREAS, Betty Landess was duly appointed as the Personal Representative of the Decedent's Estate, in California and in Alabama;

WHEREAS, at the time of her death, the Decedent owned certain real property in Shelby County, Alabama;

WHEREAS, the Grantor desires through this conveyance to transfer the Decedent's interest in the Property to the Grantee, in accordance with Decedent's Will.

NOW THEREFORE, in consideration of Ten and 00/100th Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor remises,

20190522000175990 1/4 \$25.00 Shelby Cnty Judge of Probate: AL 05/22/2019 03:35:12 PM FILED/CERT releases, quitclaims and conveys unto Grantee all of the Grantor's right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 5, Block 105, District 3 of Section 16 of Township 22S, Range 02W in the Dustans Sub Division of the City of Calera in Shelby County, Alabama.

Parcel # 28 5 16 3 001 005.000

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

This instrument is executed by Betty Landess solely in her capacity as Personal Representative of the Estate, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in her individual capacity, and the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Personal Representative as aforesaid.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed this day of May 5, 2019.

GRANTOR:

Betty Landess, as Personal Representative of the Estate of Mary B. Anderson, Deceased, Shelby County, Alabama Probate Case No. PR 2016-000712

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

THIS INSTRUMENT PREPARED BY (without the benefit of a Title Search): Amy D. Adams 1901 6th Ave N, Suite 1500 Birmingham, Alabama 35203-5202

20190522000175990 2/4 \$25.00 20190522000175990 ef Probate: AL Shelby Cnty Judge of Probate: C5/22/2019 03:35:12 PM FILED/CERT A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On May 10, 2019, before me, Summer Win, a Notary Public, personally appeared BETTY LANDESS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature(

SUMMER ODIN
COMM. #2138415
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 12/25/2019

20190522000175990 3/4 \$25.00 20190522000175990 3/4 \$25.00 Shelby Cnty Judge of Probate: AL 05/22/2019 03:35:12 PM FILED/CERT

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 Mary Anderson	Grantee's Name:	Mary Anderson Living Trust
Mailing Address:	225 Vance Street	Mailing Address:	225 Vance Street
	Pacific Palisades, CA 90272		Pacific Palisades, CA 90272
Property Address	not available	Date of Sale: Total Purchase Price: or Actual Value:	not applicable
		or Assessor's Market Va	alue: _met applicable 26,520
	or actual value claimed on this form ation of documentary evidence is n	a can be verified in the fo	
☐ Bill of Sale☐ Sales Contra☐ Closing State		☐ Appraisal ☐ Other <u>No value</u>	e needed for PR Deed
If the conveyance do filing of this form is		contains all of the require	d information referenced above, the
	Ins	tructions	···
Grantor's name and their current mailing		e of the person or persons	s conveying interest to property and
Grantee's name and being conveyed.	mailing address - provide the name	e of the person or persons	s to whom interest to property is
Property address - tl	ne physical address of the property	being conveyed, if availa	ıble.
Date of Sale – the da	te on which interest to the property	was conveyed.	
Total purchase price by the instrument of		chase of the property, bot	th real and personal, being conveyed
conveyed by the inst	property is not being sold, the true rument offered for record. This massor's current market value.		· · · · · · · · · · · · · · · · · · ·
current use valuation	ed and the value must be determined, of the property as determined by tax purposes will be used and the	the local official charged	with the responsibility of valuing
I further understand	f my knowledge and belief that the that any false statements claimed o abama 1975 § 40-22-1 (h).		this document is true and accurate. the imposition of the penalty
Date 5/10	12019	Print Betty/Lande	ess — — — —
Unattested	(verified by)	_ Sign (Grantor/	rantee/Owner/Agent) circle one

20190522000175990 4/4 \$25.00 20190522000175990 4/4 \$25.00 Shelby Cnty Judge of Probate: AL 05/22/2019 03.35:12 PM FILED/CERT