

Send tax notice to:

April Thaggard
236 Woodbridge Lane
Birmingham, AL 35242

Assessor's Property Tax Parcel/Account
Number: 10 4 20 0 006 062.000

TITLE NOT EXAMINED

This instrument prepared by:
Brooke A. Everley
Everley Law, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Corinne Lee (also known as Corinne I. Lee) (the "Decedent") died testate on October 8, 2018, and the Last Will and Testament of the Decedent dated February 27, 2014 (the "Will") was duly admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2018-000824);

WHEREAS, April Thaggard (formerly April B. Garrison), who resides at 236 Woodbridge Lane, Birmingham, AL 35242, is the duly appointed and acting personal representative of the Will (the "Personal Representative");

WHEREAS, at the time of her death, the Decedent owned an interest in certain real property described below in this Personal Representative's Deed (the "Real Property");


WHEREAS, the Real Property is subject to disposition under Article Four of the Will, which directs the Personal Representative to distribute all of the Decedent's residuary estate to April Thaggard (formerly April B. Garrison), if she survives the Decedent;

WHEREAS, April Thaggard did survive the Decedent;

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to April Thaggard, who resides at 236 Woodbridge Lane, Birmingham, AL 35242 (the "Grantee"), pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee, the Decedent's entire interest in and to the following real property situated in Jefferson County, Alabama, to wit:

Lot 13, according to the survey of South Lake Cove residential sub-division as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.


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Shelby Cnty Judge of Probate: AL
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TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

The Real Property is located at 1008 Southlake Cove, Hoover, AL 35244, and is that same property conveyed by that certain Deed (the "1990 Deed") recorded on August 8, 1990 at Book 304, Page 274 in the Office of the Judge of Probate of Shelby County, Alabama. The 1990 Deed conveys the Real Property to Betty Pittman and Corinne Lee, jointly with right of survivorship. Betty Pittman predeceased the Decedent, thus the Decedent owned the entire interest in the property at the time of her death. The value of the Real Property, based on the tax assessment for the year of the Decedent's death, is \$476,500.

It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of her death, whether accurately described herein or not.

The undersigned has executed this Personal Representative's Deed solely in her capacity as Personal Representative of the Will, and nothing herein contained shall be construed to impose liability on her in her individual capacities.

IN WITNESS WHEREOF, the Personal Representative has hereunto set her hand as of this 10 day of August, 2019.



April Thaggard (formerly April B. Garrison), as a Personal Representative of the Will of Corinne I. Lee



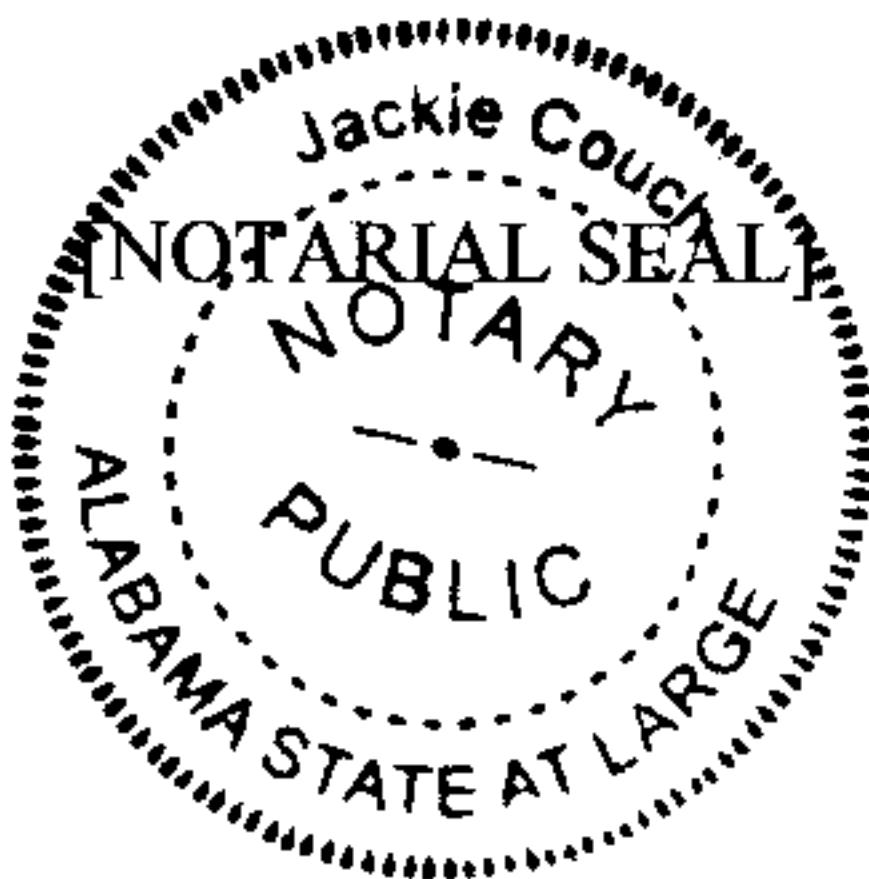
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STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that April Thaggard (formerly April B. Garrison), whose name as a Personal Representative of the Will of Corinne Lee, 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 the instrument, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 6 day of August, 2019.

Jackie Couch
Notary Public



My Commission Expires: Notary Public, Alabama State At Large
My Commission Expires May 7, 2023

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