

This instrument was prepared by:
Robert L. Shields III, Esq.,
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

Send Tax Notice to:
Robert L. Shields III
P. O. Box 660523
Birmingham, Alabama 35266

**PERSONAL REPRESENTATIVES'
DEED TO PERFECT TITLE**

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Robert L. Shields III, and John M. Shields, Sr.** (collectively "**Personal Representatives**"), acting solely in their capacities as Personal Representatives of the **Probate Estate of Patricia M. Shields, deceased, Case Number 19BHM02000 in the Probate Court of Jefferson County, Alabama ("Probate Estate")** (the Probate Estate is hereinafter referred to as "**Grantor**"), in order to perfect title in the Grantees, the surviving children of Patricia Merle Shields, in accordance with ITEM IV of the duly probated Will of Patricia M. Shields, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Robert L. Shields III and John M. Shields Sr.** (herein referred to as "**Grantees**"), as **Tenants in Common**, their successors and assigns, the following described real estate situated in Shelby County, Alabama, (the "**Property**") to-wit:

The NE ¼ of the SW ¼ of Section 28, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

TOGETHER WITH all improvements and appurtenances thereunto appertaining

Patricia M. Shields was the grantee of a deed recorded on March 19, 2003 in the Office of the Judge of Probate, Shelby County, Alabama, Instrument # 20030319000166850 (see attached). **The other grantor of that deed, Robert L. Shields, having died on or about May 6, 2004. Patricia M. Shields was the sole Devisee and Executrix under the Last Will and Testament of the said Robert L. Shields, deceased.**

Patricia M. Shields died on or about August 27, 2019. The Last Will and Testament dated March 9, 2017, of Mrs. Shields was admitted to Probate on September 9, 2019 and the Letters Testamentary were issued to the Personal Representatives on that date. A copy of the Letters Testamentary is attached hereto.

Grantor's name and address is: Probate Estate of Patricia Shields, %Robert L. Shields III and John M. Shields Sr., Personal Representatives, P. O. Box 660523, Birmingham, AL 35266.

Grantees name and address is: Robert L. Shields III and John M. Shields Sr., P. O. Box 660523, Birmingham, AL 35266.

The property address is: 322 Highway 56, Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
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The Property is conveyed “As is” and “Where is” and, except as to the covenants of title below, “Without warranty of any nature and kind” including, but not limited to, zoning, physical condition, or any other condition, matter or restriction whatsoever and, the Probate Estate and the Personal Representatives specifically disclaim any other express or implied warranties with respect to such Property.

This conveyance is subject to zoning, physical condition, or any other condition, matter or restriction whatsoever and further specifically including, without limitation:

1. Any restrictive covenants, prohibitions, requirements, encumbrances, easements and rights of way of Public Record or, any such covenants, prohibitions, requirements, encumbrances, easements or rights of way whether of Public Record or not.
2. Current zoning restrictions.
3. The Ad Valorem taxes for tax year 2019 under Tax I.D. # 16-8-28-0-000-021.000 were paid 10-18-2019. The Ad Valorem taxes for tax year 2020 are a lien not yet payable until December 31, 2020. Ad valorem taxes for tax year 2020 shall be paid by the Grantees.
4. Subject to rights of parties in possession, claims, encroachments, overlaps, overhangs, discrepancies or conflicts in boundary lines, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, easements, liens or encumbrances, and claims not shown by Public Records or any matters, not of public record, rights of parties in possession, if any, which would be disclosed by an accurate survey and/or inspection of the premises.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
6. Municipal assessments, amounts owing for sewer, water or other utility services, liens, encumbrances or claims thereof, not shown on Public Record (including proceedings by a public agency that may result in taxes or assessments, whether or not shown by records of such agency or Public Record), or other liens of record (if any).

TO HAVE AND TO HOLD unto the said GRANTEES, as tenants in common, their successors and assigns forever.

And the Grantor does covenant with the said GRANTEES, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

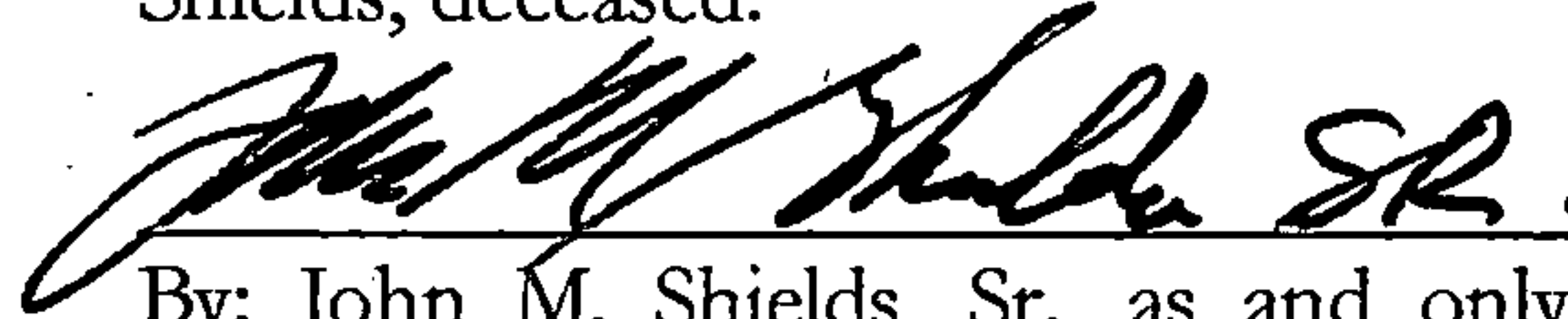
Except as to the covenants of title in the immediately preceding paragraph, neither the Probate Estate nor the Personal Representatives have made any affirmation of fact and have made no promise relating to the Property subject of this conveyance which has become any basis of the bargain made or has created or amounted to an express warranty that the real property described herein above conforms to any such affirmation or promise.


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IN WITNESS WHEREOF, the Personal Representatives, Robert L. Shields III, and John M. Shields, Sr., have executed this instrument on this ____ day of _____, 2020.

**Probate Estate of Patricia M. Shields, deceased,
Case Number 19BHM02000 in the Probate Court
of Jefferson County, Alabama**

By: Robert L. Shields III, as and only as, Personal Representative of the Probate Estate of Patricia M. Shields, deceased.



By: John M. Shields, Sr., as and only as, Personal Representative of the Probate Estate of Patricia M. Shields, deceased.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Robert L. Shields III, whose name as Personal Representative of the Probate Estate of Patricia M. Shields, deceased, Case No. 19BHM02000 in the Probate Court of Jefferson County, Alabama, 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 said conveyance, he, solely and only in his capacity as Personal Representative, and with full authority, executed the same voluntarily for and on behalf of the Probate Estate on the same bears date.

Given under my hand and official seal, this ____ day of _____, 2020.

NOTARY PUBLIC
My Commission Expires:

STATE OF CALIFORNIA)
RIVERSIDE COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that John M. Shields, Sr., whose name as Personal Representative of the Probate Estate of Patricia M. Shields, deceased, Case No. 19BHM02000 in the Probate Court of Jefferson County, Alabama, 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 said conveyance, he, solely and only in his capacity as Personal Representative, and with full authority, executed the same voluntarily for and on behalf of the Probate Estate on the same bears date.

Given under my hand and official seal, this 5 day of MAY, 2020.

ACK
ATTACHED



NOTARY PUBLIC
My Commission Expires: 5/10/22



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CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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.



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State of California)

County of RIVERSIDE)

On 5.5.2020 before me, MOLLY RICHARDSON NOTARY PUBLIC
(here insert name and title of the officer)

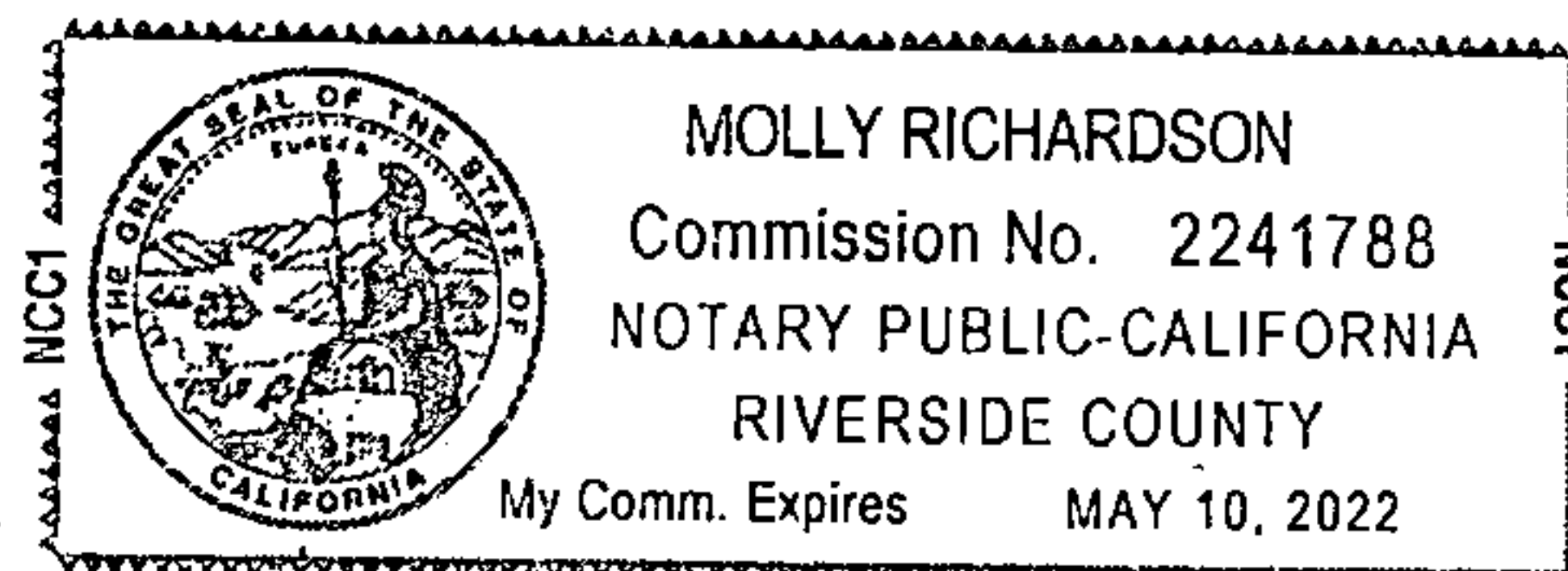
personally appeared JOHN M. SHIELDS, Sr

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 he/~~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 [Signature]



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Personal representatives
Deed to perfect title
containing 3 pages, and dated 5/5/2020.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s) _____

☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ Form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐



LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:
PATRICIA M. SHIELDS, A/K/A
PATRICIA MERLE SHIELDS,
Deceased

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA
CASE NO. 19BHM02000

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to ROBERT L. SHIELDS, III & JOHN MICHAEL SHIELDS, SR., the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

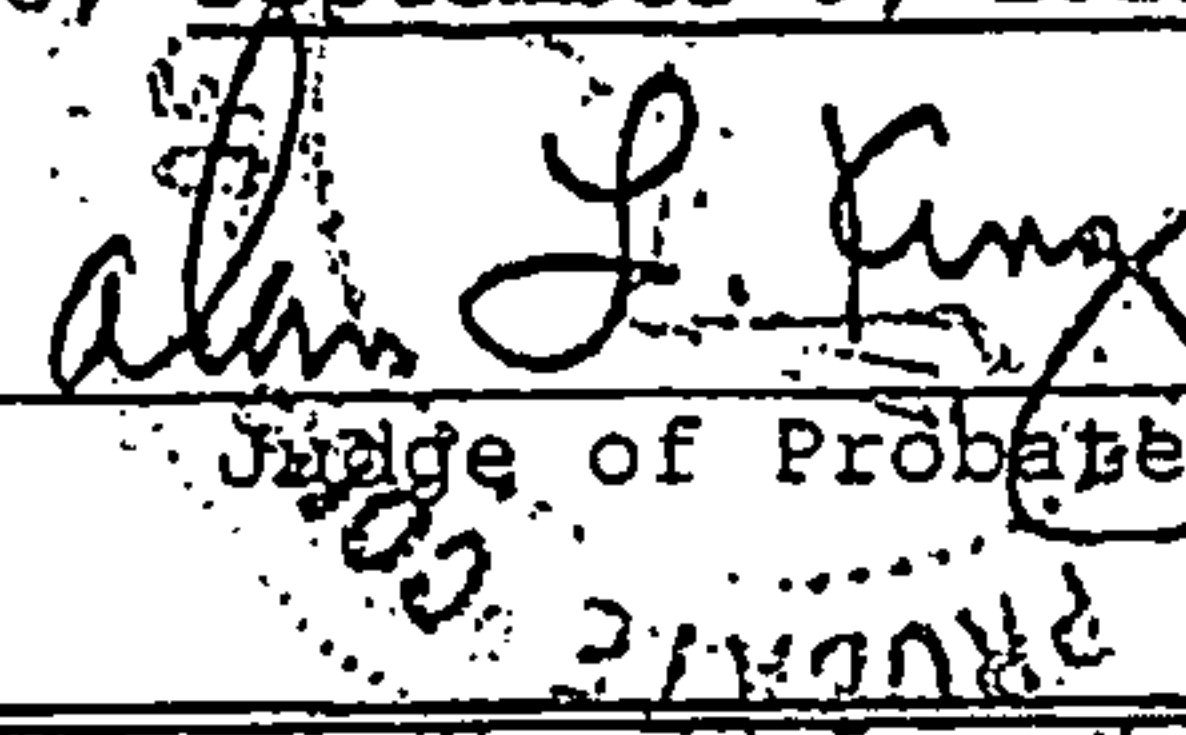
WITNESS my hand this date, 9th day of September, 2019.

(SEAL)

ALAN L. KING
Judge of Probate

I, Alan L. King, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, September 9, 2019,


Judge of Probate

