

Send tax notice to:  
Donald Ray Grubbs  
10851 Highway 17  
Alabaster, AL 35007

20200925000433030  
09/25/2020 01:05:50 PM  
EXEDED 1/5

This Instrument Prepared By:  
Vincent J. Schilleci III, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> 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 (the "Will") of Thaddeus Grubbs, deceased, the undersigned Grantor, Jimmy Glenn Grubbs, 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 Donald Ray Grubbs (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:

*See Exhibit "A" attached hereto and made a part hereof by reference*

SOURCE OF TITLE: Deed Book 193 Page 566

(NOTE: The decedent and his wife, Hazel V. Grubbs, acquired title as joint tenants with right of survivorship as set forth in that certain Warranty Deed recorded in Deed Book 193 at Page 566. Hazel V. Grubbs predeceased her said husband on 16 APRIL, 2010. Pursuant to the terms of the Will, the decedent's real estate was divided into three (3) parcels. The subject property of this Personal Representative's Deed is described as Parcel 1 in the survey by Rodney Y. Shiflett (Al. Reg. #21784) dated March 18, 2020. A copy of said survey is attached hereto as *Exhibit "B"* and made a part hereof by reference.)

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 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 June 1, 2017 was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2019-000974. Said Court issued Letters Testamentary to the Personal Representative on January 3, 2020.

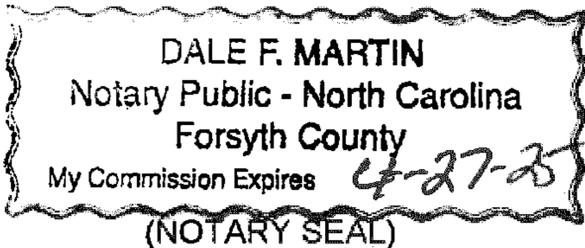
This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 15<sup>th</sup> day of September, 2020.

Jimmy Glenn Grubbs, Pers Rep  
Jimmy Glenn Grubbs, as Personal Representative of the Estate of Thaddeus Grubbs, deceased

I, the undersigned authority, a Notary Public in and for the State of North Carolina, County of Forsyth, hereby certify that Jimmy Glenn Grubbs, whose name as Personal Representative of the Estate of Thaddeus Grubbs, 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 15 day of September, 2020.



Dale F. Martin  
Notary Public  
Dale F. Martin  
Printed Name  
My Commission Expires: 4-27-25

PARCEL 1

Commence at the SE Corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°59'53"W for a distance of 1320.86' to the Easterly R.O.W. line of Shelby County Highway 17 to a curve to the left, having a radius of 2440.00, and subtended by a chord which bears N08°07'41"E, and a chord distance of 326.84'; thence along the arc of said curve and said R.O.W. line for a distance of 327.09'; thence N04°03'26"E and along said R.O.W. line for a distance of 368.35' to a curve to the left, having a radius of 1540.00', and subtended by a chord bearing N01°10'10"E, and a chord distance of 155.17'; thence along the arc of said curve and said R.O.W. line for a distance of 155.24' to the POINT OF BEGINNING; said point being a compound curve to the left, having a radius of 1540.00, and subtended by a chord bearing N07°00'55"W, and a chord distance of 284.33'; thence along the arc of said curve and said R.O.W. line for a distance of 284.73'; thence N12°18'43"W and along said R.O.W. line for a distance of 65.90'; thence N85°09'38"E and leaving said R.O.W. line for a distance of 252.70' to the Westerly R.O.W. line of Norfolk Southern Railroad; thence S16°36'03"E and along said R.O.W. line for a distance of 356.96'; thence S85°09'38"W and leaving said R.O.W. line for a distance of 306.10' to the POINT OF BEGINNING.

Said Parcel containing 2.19 acres, more or less.



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 Thaddeus Grubbs
Mailing Address c/o Jimmy Glenn Grubbs, Per. Rep.
4816 Swain Lane
Walkertown, NC 27051

Grantee's Name Donald Ray Grubbs
Mailing Address 10851 Highway 17
Alabaster, AL 35007

Property Address
10825 Highway 17
Alabaster, AL 35007

Date of Sale 09/15/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 29,499.00

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 Alabama Board of Equalization Case #: C20-00374

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 9/15/2020
Print JIMMY GLENN GRUBBS
Sign Jimmy Glenn Grubbs, Per. Rep.
(Unattested) (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 01:05:50 PM
\$35.00 CHERRY
20200925000433030

Print Form

Form RT-1