

20201218000581940
12/18/2020 11:08:16 AM

Send tax notice to: CORDEED 1/7
Michael A. King
437 Hillside Avenue
Westfield, NJ 07090

This Instrument Prepared By:
Vincent J. Schilleci, III, 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

CORRECTIVE
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 Rose Marie King, deceased, the undersigned Grantors, James S. King, Michael A. King and Chris S. King, in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto James S. King, a married man; Michael A. King, a married man; Chris S. King, a married man; Lara King Bell, a married woman and Kathy King Dunbar, a married woman, as tenants in common (hereinafter referred to as "Grantees" and said Grantees being the devisees 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:

PERSONAL RESIDENCE:

From the southeast corner of the SW1/4 of the NW1/4 of Section 36, Township 19 South, Range 3 West run northerly along the east boundary line of said 1/4-1/4 section for 671.53 feet; Thence turn an angle of 90 degrees to the left and run westerly 180.0 feet; Thence turn an angle of 90 degrees to the right and run northerly 205.05 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 23 degrees, 06 minutes, 51 seconds to the left and run northwesterly 298.25

feet; Thence turn an angle of 106 degrees, 49 minutes, 09 seconds to the left and run southwesterly 190.44 feet; Thence turn an angle of 64 degrees, 01 minutes, 46 seconds to the left and run southeasterly 306.0 feet; Thence turn an angle of 112 degrees, 58 minutes, 50 seconds to the left and run northeasterly 233.47 feet, more or less, to the point of beginning.

This land being a part of the SW1/4 of the NW1/4 of Section 36, Township 19 South, Range 3 West and being 1.38 acres, more or less.

WILLOW CREEK:

Lot 54, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, page 102 A&B, in the Probate Office of Shelby County, Alabama

MCQUEEN DRIVE:

A lot in Sec. 28, Township 20 South, Range 3 West, described as follows: Commence at the Northeast corner of the NW1/4, Section 28, Township 20 South, Range 3 West, thence run South along the East line of said 1/4-1/4 Section a distance of 383.44 feet to the point of beginning; thence turn an angle of 90 deg. 42 min. 00 sec. to the right and run a distance of 165.51 feet; thence turn an angle of 89 deg. 51 min. 30 sec. to the right and run a distance of 172.55 feet; thence turn an angle of 90 deg. 04 min. 54sec. to the right and run a distance of 164.43 feet; thence turn an angle of 90 deg. 06 min. 34 sec. to the left and run a distance of 52.37 feet; thence turn an angle of 90 deg. 16 min. 25 sec. to the right and run a distance of 155.66 feet to the West right-of-way of Shelby County Highway no. 17; thence turn an angle of 94 deg. 45 min. 00 sec. to the right and run along said Highway R/W a distance of 225.63 feet; thence turn an angle of 85 deg. 08 min. 45 sec. to the right and run a distance of 134.92 feet to the point of beginning. Situated in the N1/2 of the NE1/4, Sec. 28, Township 20 South, Range 3 West, Huntsville Meridian, subject to easements of record, and containing 1.40 acres

Subject to easement for road purposes across the Southern portion of said property as previously granted.

SOURCE OF TITLE: Personal Residence: Book 273, Page 606; Willow Creek: Instrument No. 2004080500438760; McQueen Drive: Book 309, Page 675

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. Residential purposes only, containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the center line of the road or street providing access to said property.
3. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
4. 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.

This corrective deed is given to correct the legal descriptions for the PERSONAL RESIDENCE and MCQUEEN DRIVE contained in that certain Personal Representatives' Deed dated December 19, 2019 and recorded in the Probate Office of Shelby County, Alabama as Instrument No. 20200512000187260.

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

The said decedent's Will dated January 9, 2003 was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2019-000403 and said Court issued Letters Testamentary to the Personal Representatives on May 31, 2019.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 27 day of November, 2020

James S. King

James S. King, as Personal Representative of
the Estate of Rose Marie King, deceased

I, the undersigned authority, a Notary Public in and for the County of
Harris, State of Texas, hereby certify that James S. King, whose name as
Personal Representative of the Estate of Rose Marie King, 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 19 day of November, 2020.

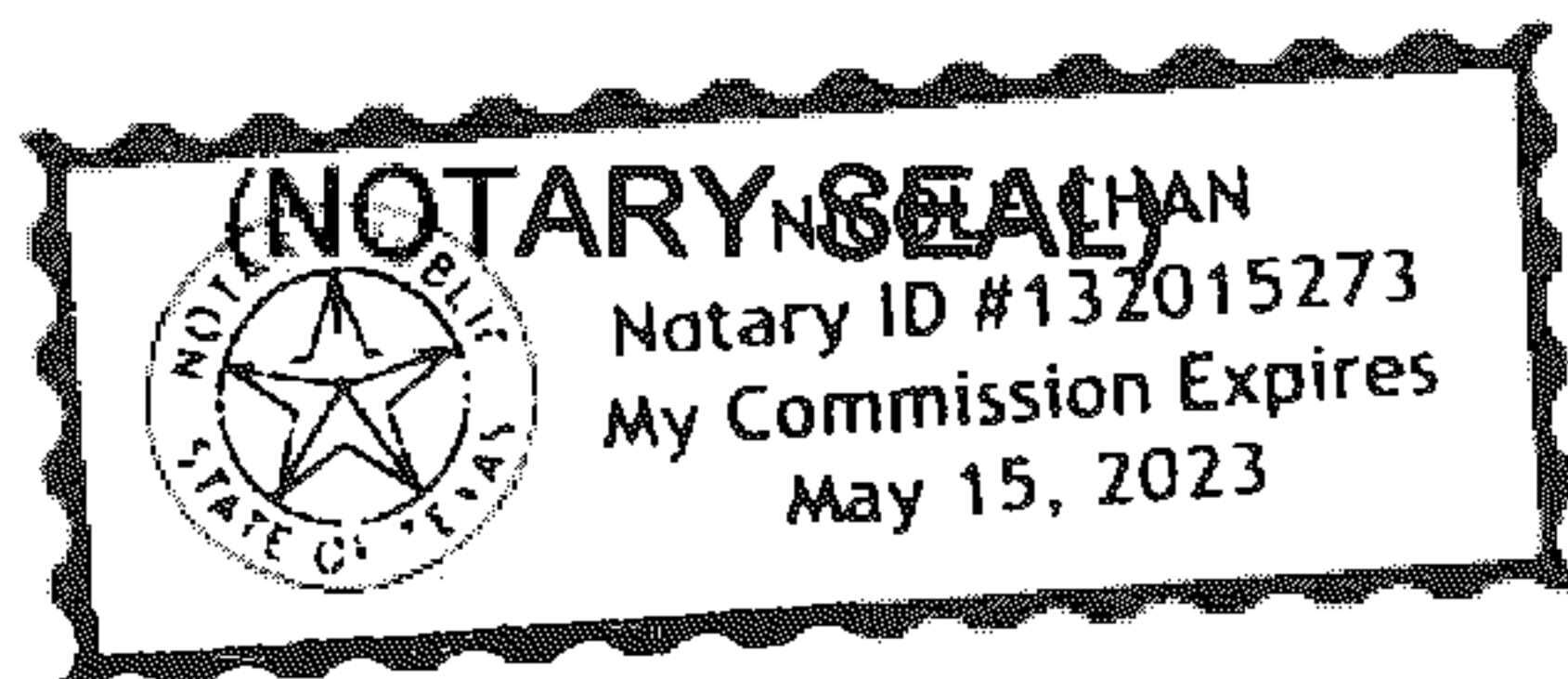
Nicole Chan

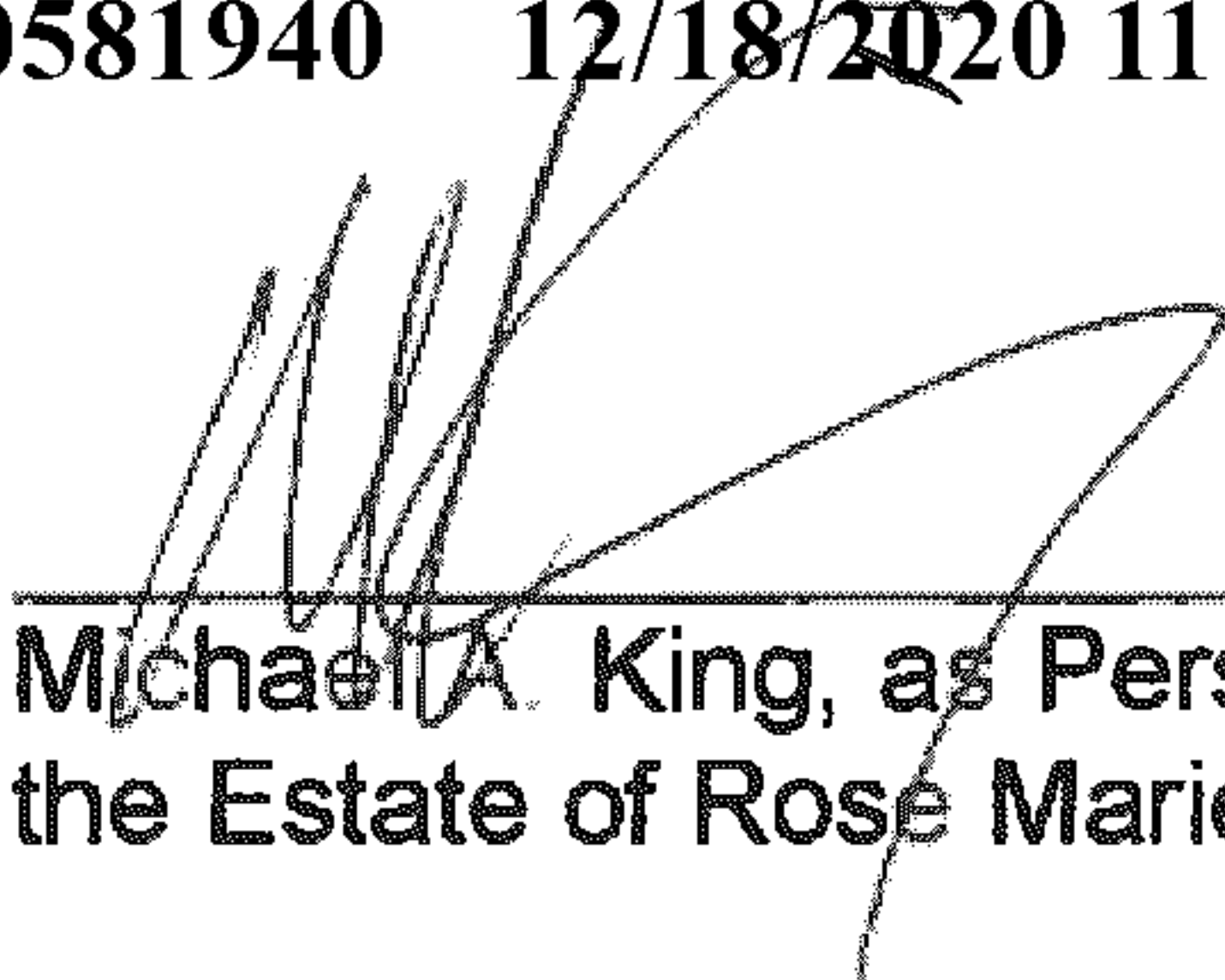
Notary Public

Nicole Chan

Printed Name

My Commission Expires: 5/15/2023




Michael A. King, as Personal Representative of
the Estate of Rose Marie King, deceased

I, the undersigned authority, a Notary Public in and for the County of Union, State of New Jersey, hereby certify that Michael A. King, whose name as Personal Representative of the Estate of Rose Marie King, 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 27th day of November, 2020.


Notary Public

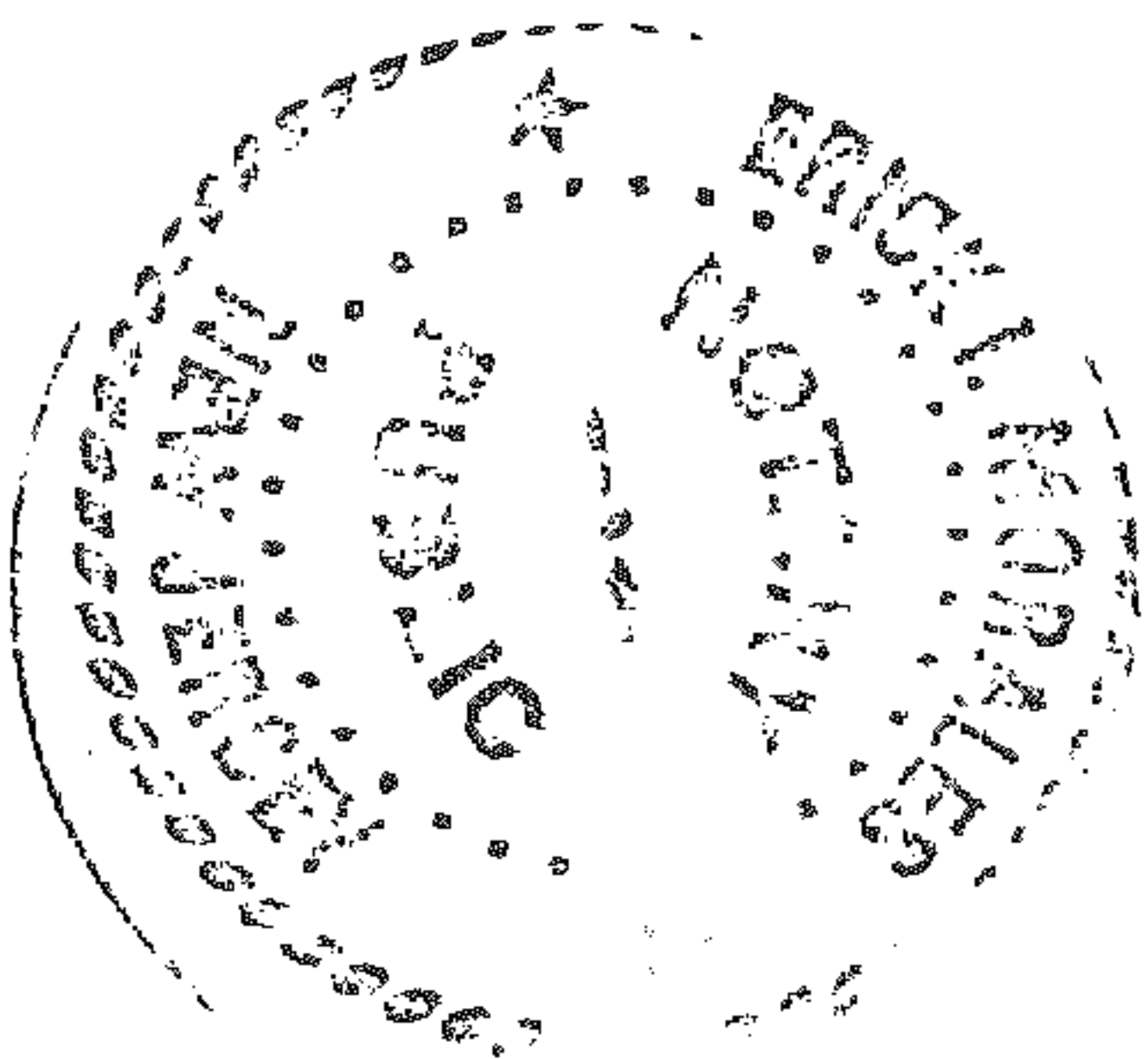
ERICK I. MORALES
Notary Public of New Jersey
ID# 50067022

Printed Name

Commission Expires July 27, 2023

(NOTARY SEAL)

My Commission Expires: _____

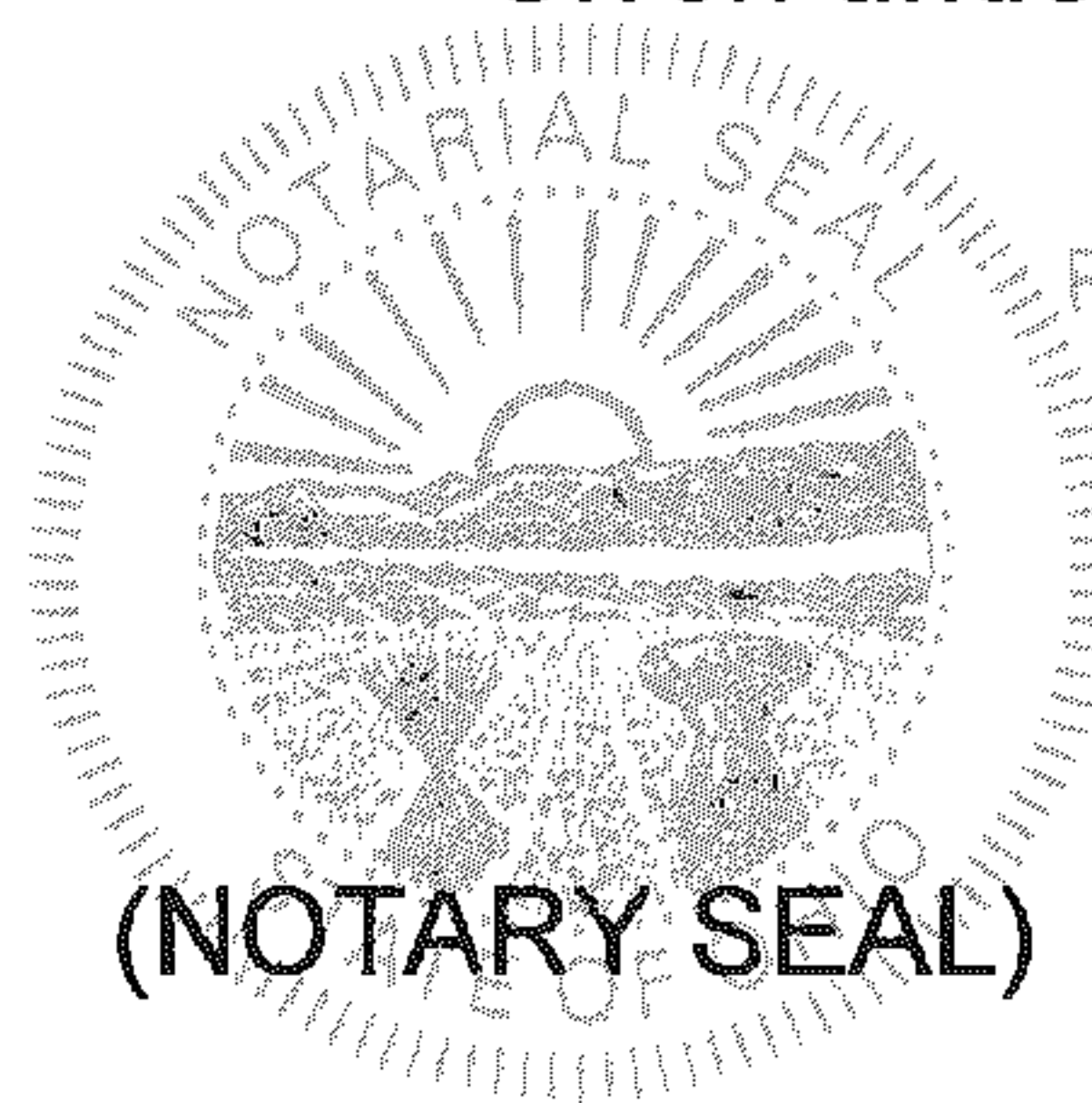


Chris S. King

Chris S. King, as Personal Representative of
the Estate of Rose Marie King, deceased

I, the undersigned authority, a Notary Public in and for the County of Bethel, State of Ohio, hereby certify that Chris S. King, whose name as Personal Representative of the Estate of Rose Marie King, 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 19th day of November, 2020



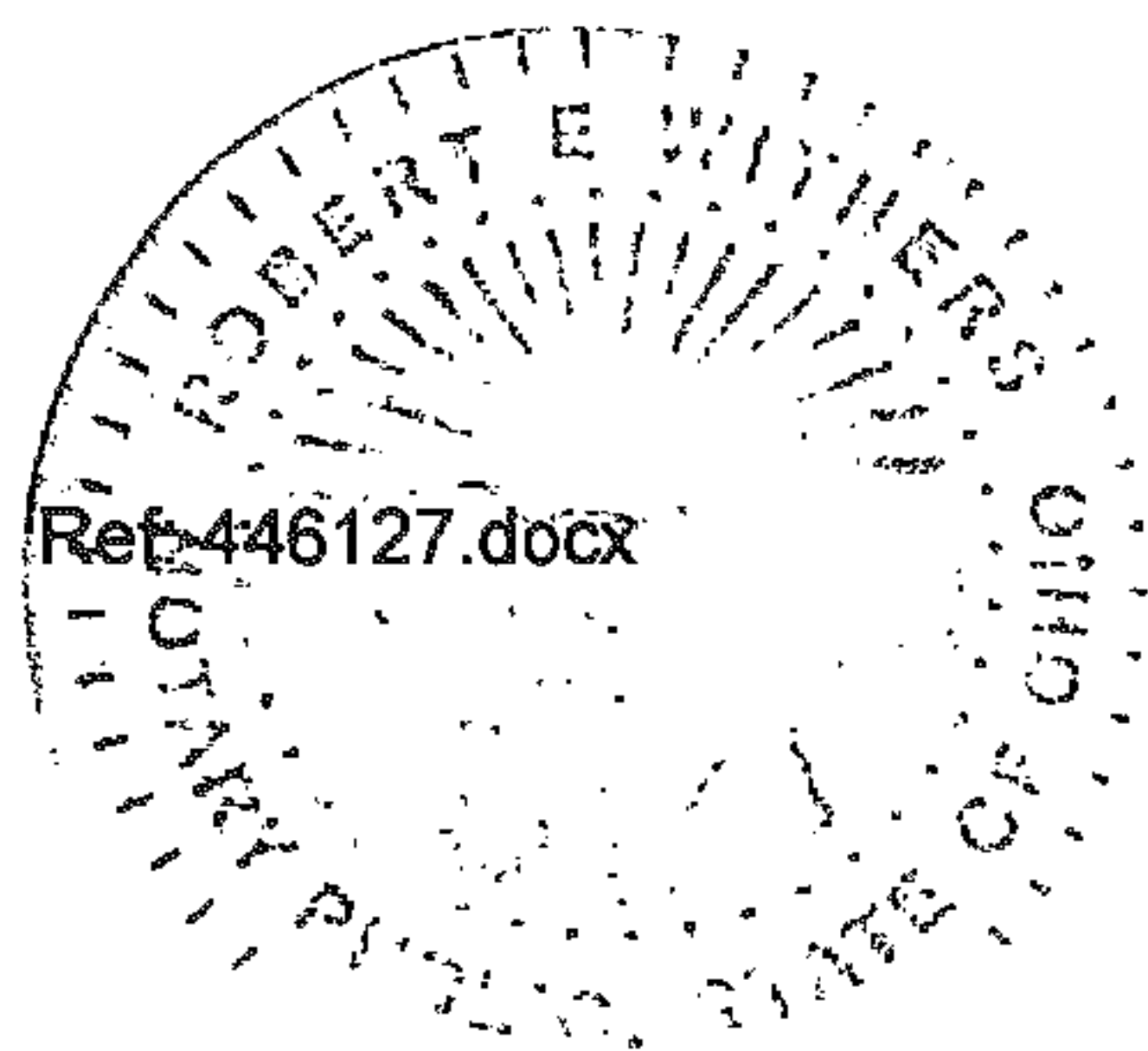
ROBERT E. WITHERS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-16-2022

[Signature]
Notary Public

Robert E. Withers

Printed Name

My Commission Expires: 16 11 2022



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 Rose Marie King
 Mailing Address Michael A. King, Co-Per. Rep.
437 Hillside Avenue
Westfield, NJ 07090

Grantee's Name Michael A. King, et al.
 Mailing Address 437 Hillside Avenue
Westfield, NJ 07090

Property Address 3438 Indian Lake Drive, Pelham;
1156 Willow Creek Court;
1212 McQueen Drive, Helena

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 428,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 12/18/2020 11:08:16 AM
 \$46.00 CHERRY
 20201218000581940

Allen S. Bayl

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 _____

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 11/27/2020

Print Michael A. King, Co-Per. Rep.

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1