

20210203000058260
02/03/2021 03:59:56 PM
EXEDED 1/4

Send Tax Notice to:

Caroline Leigh Walden
1308 Berwick Drive
Birmingham, AL 35242

TITLE NOT EXAMINED

This instrument prepared by:

Scott E. Adams
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203-2119

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

Frank Anthony Bond III, a/k/a Frank A. Bond (hereinafter the "Decedent"), died on May 8, 2020, and the will of the Decedent dated September 20, 2013 (hereinafter referred to as the "Will"), was admitted to probate by the Probate Court of Shelby County, Alabama on July 13, 2020 (Case No. PR-2020-000500). Also on July 13, 2020, Letters Testamentary were issued by the Probate Court of Shelby County, Alabama, appointing the undersigned, Caroline Leigh Walden, as the personal representative of the Will. As of the date of this deed, the undersigned is the duly appointed and acting personal representative (the "Personal Representative") of the Will.

The Decedent was survived by his two daughters, Caroline Leigh Walden and Charlene Iris Kreider, and he was unmarried at the time of his death. Under Item Two of the Will, the Decedent gave all of his assets, whether real or personal property (the Decedent's "residuary estate") to his two daughters, Caroline Leigh Walden and Charlene Iris Kreider, to be theirs absolutely, share and share alike, per stirpes.

At the time of his death, the Decedent owned certain real property described below, which is located in Shelby County, Alabama and which constitutes part of the Decedent's residuary estate under his Will. Accordingly, each of Caroline Leigh Walden and Charlene Iris Kreider is entitled to receive an undivided one-half (1/2) interest in the real property described below. The Personal Representative is executing this Deed for the purpose of confirming and perfecting the transfer of title in the real property described below in equal undivided one-half

(1/2) interests to each of Caroline Leigh Walden and Charlene Iris Kreider, in their respective individual capacities, to be theirs absolutely, in accordance with Item Two of the Will.

NOW THEREFORE, in consideration of the premises, and pursuant to the terms of the Will, the undersigned, Caroline Leigh Walden, in her capacity as the Personal Representative of the Will, does hereby grant, bargain, sell and convey unto each of Caroline Leigh Walden and Charlene Iris Kreider, in their respective individual capacities, an undivided one-half (1/2) interest in that certain real property situated in Shelby County, Alabama, more particularly described as follows:

Lot 54, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 32, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto each of Caroline Leigh Walden and Charlene Iris Kreider, their respective heirs, assigns and legal representatives in fee simple forever.

It is the intention of the undersigned to convey to Caroline Leigh Walden and Charlene Iris Kreider all real property situated in Shelby County, Alabama and titled in the name of the Decedent or the Decedent's estate, whether accurately described above or not. The undersigned executes this deed solely in her capacity as the Personal Representative of the Will, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, the undersigned has executed this instrument as the Personal Representative of the Will this 28th day of January, 2021.



Caroline Leigh Walden,
as the personal representative of the Will of
Frank Anthony Bond III, deceased

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Caroline Leigh Walden, whose name as the personal representative of the Will of Frank Anthony Bond III, a/k/a Frank A. Bond, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing deed, she, in such capacity, executed the same voluntarily on this date.

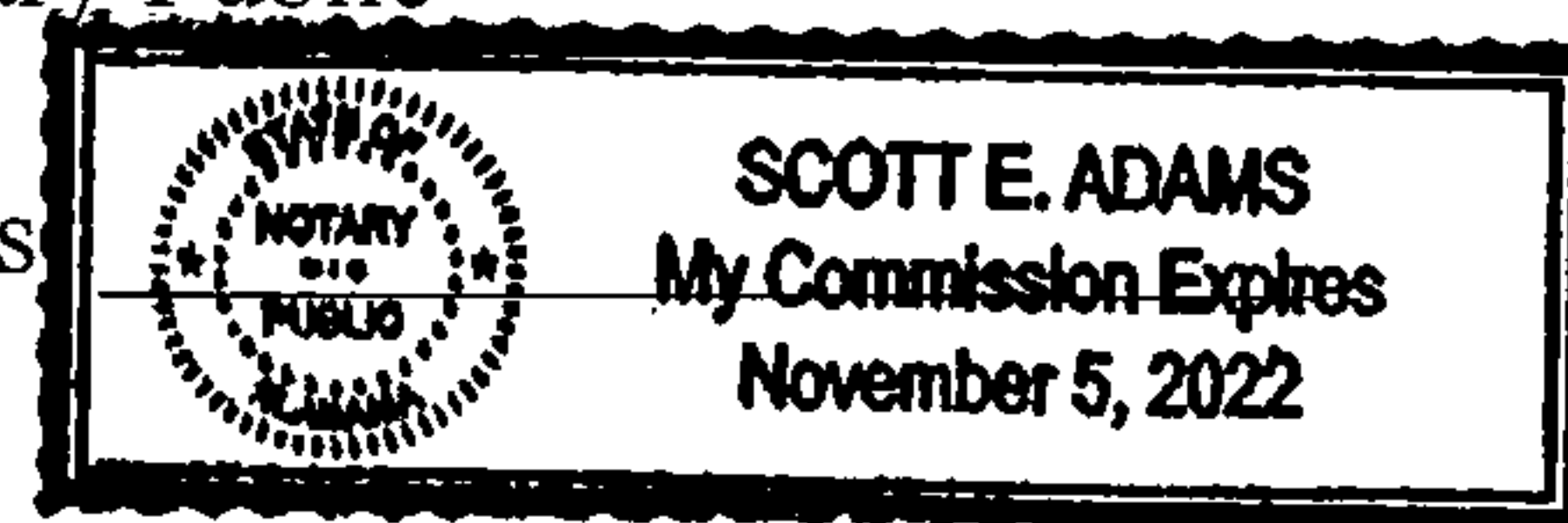
Given under my hand and official seal on this the 28th day of January, 2021.

Scott E. Adams

Notary Public

[NOTARIAL SEAL]

My Commission expires



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Frank A. Bond Estate,</u>	Grantee's Name	<u>Caroline Leigh Walden 50%</u>
Mailing Address	<u>Caroline Leigh Walden, Personal Representative</u>	Mailing Address	<u>Charlene Iris Kreider 50%</u>
	<u>1308 Berwick Drive</u>		<u>1308 Berwick Drive</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>1308 Berwick Drive</u>	Date of Sale	<u></u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
		Assessor's Market Value	<u>\$ 217,500 (Transfer per Will)</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Jefferson County Property Tax record</u>

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 February 1, 2021Print Shirley B. Elliott, Bradley Arant Boult Cummings LLP☒ Unattested

Sign

Shirley B. Elliott
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 03:59:56 PM
\$33.00 CHERRY
20210203000058260

Ann S. Boyd

Form RT-1