

This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

This instrument was prepared by:
Wm. Randall May, Esq.
Fulmer, May & Stuckey, LLC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242

Send Tax Notice to:
Laurel K. Parker
3737 Kinross Drive
Birmingham, AL 35242

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT BY A DECREE dated the 17th day of June, 2020, rendered by the Probate Court of Shelby County, Alabama, in the case of the Estate of Stephen Anthony Kiorpes, deceased, Case Number PR-2020-000441, and pursuant to the terms of the Last Will and Testament, I, Stephen Troy Kiorpes, as Personal Representative of the Estate of Stephen Anthony Kiorpes, deceased, was authorized to and directed to execute a deed to convey the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of One Dollar in hand paid by Stephen Troy Kiorpes, Laurel Kiorpes Parker and Karen Elizabeth Kiorpes, the devisees of the property hereinafter described and in conformity with and pursuant to the authority of said Decree, I, Stephen Troy Kiorpes, as Personal Representative of the Estate of Stephen Anthony Kiorpes, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **STEPHEN TROY KIORPES, LAUREL KIORPES PARKER and KAREN ELIZABETH KIORPES** (herein referred to as Grantee, whether one or more), in fee simple, as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 34, according to the Survey of Brook Highland, First Sector as recorded in Map Book 12, Page 62 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject To:

All existing easements, restrictions, set-back lines, rights of way and limitations, if any, of record.

Property Address:

3737 Kinross Drive
Birmingham, AL 35242

Current Tax Assessed Value: \$319,500



20210222000087070 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
02/22/2021 11:23:24 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless

the joint tenancy hereby created is severed or terminated during the lives of the Grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantee herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10th day of February, 2021, at Anchorage, Alaska.

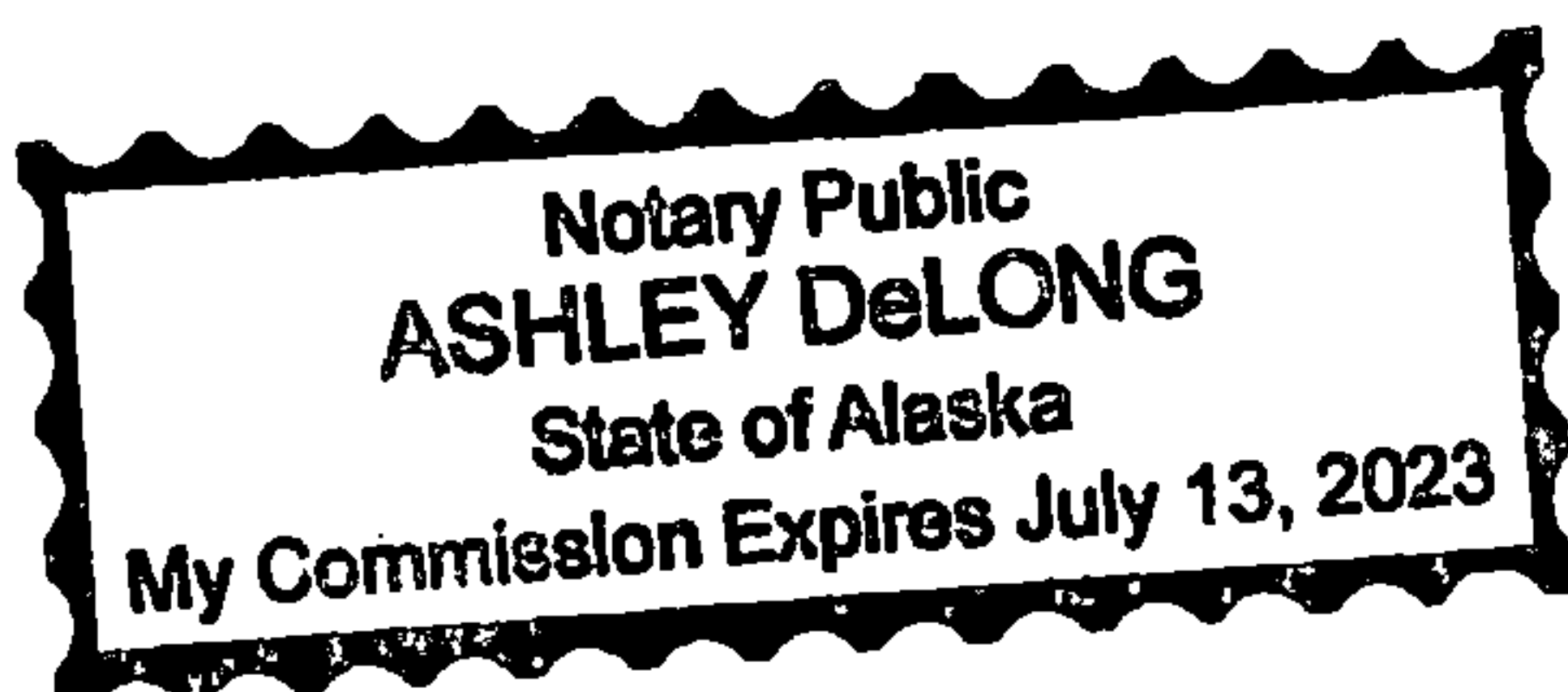
Estate of Stephen Anthony Kiorpes, deceased

Stephen Troy Kiorpes
Stephen Troy Kiorpes, Personal Representative

STATE OF ALASKA)
Anchorage COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen Troy Kiorpes, whose name is signed to the foregoing deed as Personal Representative of the Estate of Stephen Anthony Kiorpes, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, he executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal, this the 10th day of February, 2021.



Ashley DeLong
Notary Public
My Commission Expires: 7/13/23


20210222000087070 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
02/22/2021 11:23:24 AM FILED/CERT