

Send tax notice to:

Patti Gowins Swanson  
1670 Indian Crest Drive  
Indian Springs, Alabama 35124

Assessor's Property Tax Parcel/Account  
Number: 09 5 15 0 000 008.013

**TITLE NOT EXAMINED**

This instrument prepared by:  
Brooke Everley Nicholson  
Everley Law, LLC  
The Landmark Center, Suite 600  
2100 First Avenue North  
Birmingham, AL 35203

STATE OF ALABAMA                    )  
  :  
SHELBY COUNTY                        )

**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Milton A. Gowins, also known as Milton A. Gowins, Sr. (the "Decedent") died testate on October 15, 2019, and the Last Will and Testament of the Decedent dated October 28, 1994 (the "Will") was duly admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2020-000206);

WHEREAS, Patti Gowins Swanson, who resides at 1670 Indian Crest Drive, Indian Springs, Alabama 35124 is the duly appointed and acting personal representative of the Will (the "Personal Representative");

WHEREAS, at the time of his death, the Decedent owned an interest in certain real property described below in this Personal Representative's Deed (the "Real Property");

WHEREAS, the Real Property is subject to disposition as part of the Decedent's residuary estate under the First Paragraph of the Will, which directs the Personal Representative to distribute all of the Decedent's residuary estate to his spouse, Lorena H. Gowins, if living;

WHEREAS, Lorena H. Gowins did not survive the Decedent;

WHEREAS, in such event, the Second Paragraph of the Will directs the Personal Representative to distribute all of the Decedent's residuary estate to his children, namely, Milton A. Gowins, Jr., Dennis C. Gowins, and Patti Gowins Swanson, in equal shares;

WHEREAS, all of Milton A. Gowins, Jr., Dennis C. Gowins, and Patti Gowins Swanson survived the Decedent.

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to Milton A. Gowins, Jr. who resides at 66 Mountain Oaks Drive, Sterrett, Alabama 35147, Dennis C. Gowins who resides at 8212 Dancing Shadows Court, Tallahassee, Florida 32312, and Patti Gowins Swanson, who

resides at 1670 Indian Crest Drive, Indian Springs, Alabama 35124 (collectively, the "Grantees"), pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantees, as tenants in common, the Decedent's entire interest in and to the following real property situated in Shelby County, Alabama, to wit:

Parcel 1: Lot #13 of Mountain Oaks as Recorded in Map Book 10, page 74 in the office of the Probate office of Shelby County, Alabama.

AND

Parcel 2: Begin at the northeast corner of the Southeast quarter, of the Northeast quarter of Section 15, Township 19 South, Range 1 West; thence in a westerly direction along the north boundary of said quarter-quarter section for 697.41 feet to the point of beginning; thence continue westerly along the north boundary 652.27 feet; thence turning an angle of 92 degrees 04 minutes 48 seconds to the left in a southerly direction 122.46 feet; thence turning an angle of 87 degrees 55 minutes 12 seconds to the left in an easterly direction 509.17 feet; thence turning an angle of 40 degrees 23 minutes to the left in a northeasterly direction 190.81 feet to point of beginning, containing 1.6 acres, more or less.

**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property, including without limitation, that certain Easement on Parcel 1 granted to Alabama Power Company by that certain instrument recorded on May 6, 1988 at Book 183, Page 242 in the Probate Office of Shelby County, Alabama.

The Real Property is located at or about 2845 Bear Creek Road, Sterrett, Alabama 35147. Parcel 1 is that same property conveyed by that certain Warranty Deed recorded on March 13, 1987 at Book 119, Page 606 in the Probate Office of Shelby County, Alabama. Parcel 2 is that same property conveyed by that certain Warranty Deed recorded on April 24, 1987 at Book 127, Page 161 in the Probate Office of Shelby County, Alabama. The foregoing deeds conveyed the Real Property to the Decedent and his wife, Lorena A. Gowins, jointly with right of survivorship. Lorena A. Gowins predeceased the Decedent; accordingly, the Decedent owned the entire interest in the Real Property at the time of his death. The value of the Real Property, based on the tax assessment for the year of the Decedent's death, is \$ 287,520.



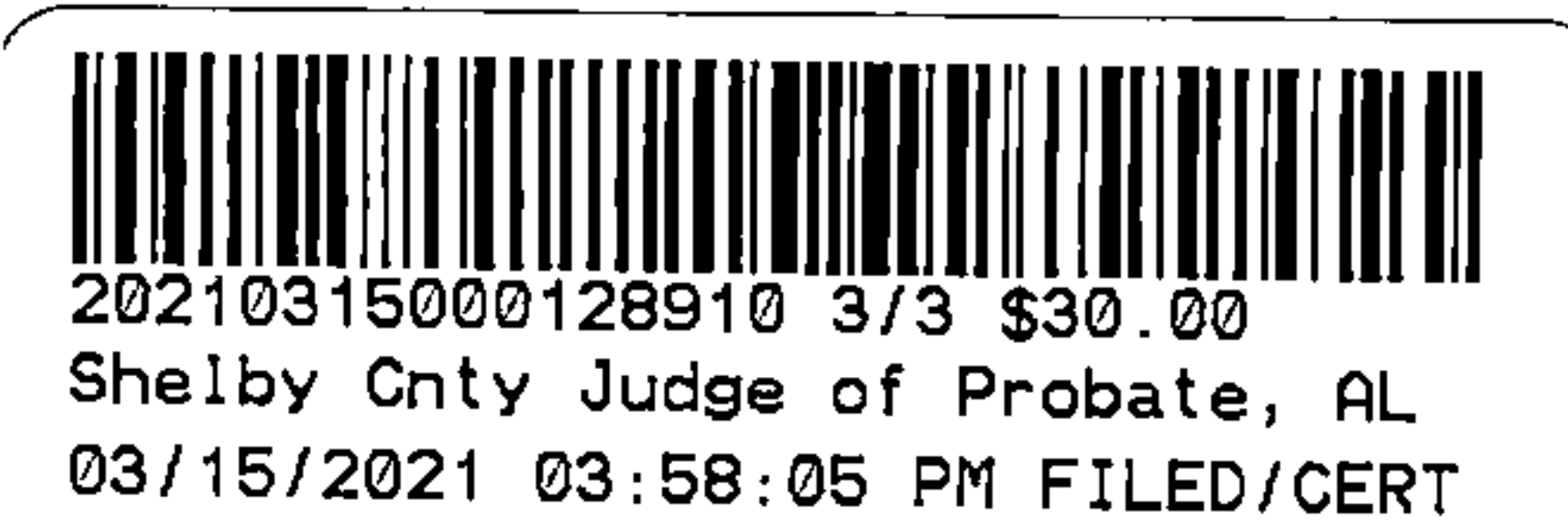
It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of his death, whether accurately described herein or not.

The undersigned has executed this Personal Representative's Deed solely in her capacity as Personal Representative of the Will, and nothing herein contained shall be construed to impose liability on her in her individual capacities.

IN WITNESS WHEREOF, the Personal Representative has hereunto set her hand as of this 10 day of March, 2021.

Patti Gowins Swanson  
Patti Gowins Swanson, as a Personal Representative of  
the Will of Milton Gowins, Sr.

STATE OF ALABAMA )  
 )  
Shelby COUNTY )

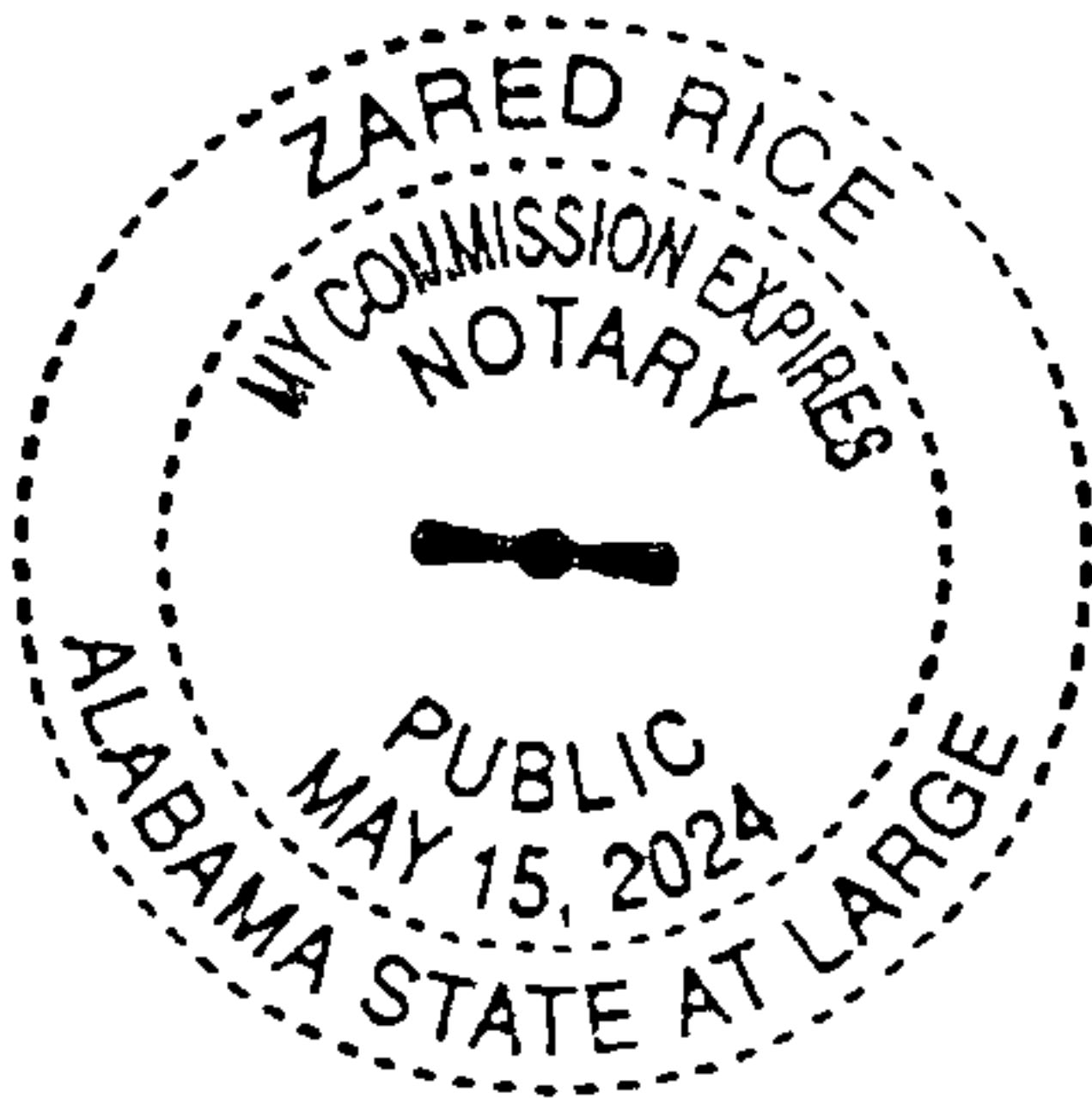


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patti Gowins Swanson, whose name as Personal Representative of the Will of Milton A. Gowins, a/k/a Milton A. Gowins, Sr., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 10<sup>th</sup> day of March, 2021.

Zared Rice  
Notary Public

[NOTARIAL SEAL]



My Commission Expires: 5/15/24