

Send tax notice to:
Lynn L. Cox
1131 Camp Branch Circle
Alabaster, AL 35007

This Instrument Prepared By:
Douglas L. McWhorter, 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.

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 Mary W. Norris, deceased, the undersigned Grantor, Lynn L. Cox, in her 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 Lynn L. Cox, an unmarried woman (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: Instrument No. 20051219000652400

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

The said decedent's Will dated March 9, 2016, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2020-000661 and said Court issued Letters Testamentary to the Personal Representative on November 30, 2020.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 17th day of July, 2021.

Lynn L. Cox
Lynn L. Cox, as Personal Representative of the
Estate of Mary W. Norris, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lynn L. Cox, whose name as Personal Representative of the Estate of Mary W. Norris, 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, she, in her capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of July, 2021.

Robyn L. Shultz
Notary Public

Robyn L. Shultz
Printed Name

My Commission Expires: My Commission Expires:
April 4, 2023

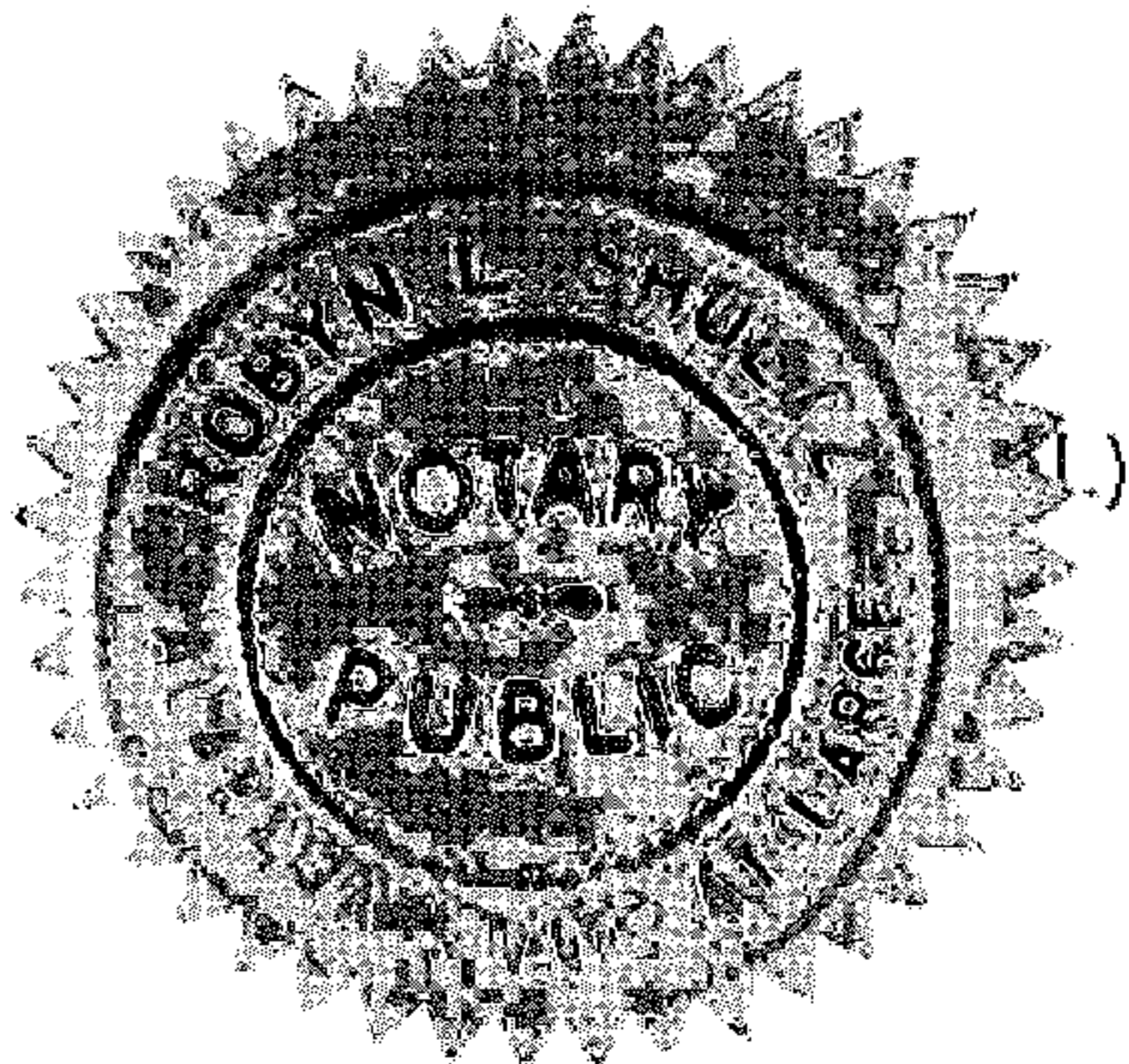


EXHIBIT " A "

A parcel of land lying in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama being more particularly described as follows;

Commence at the Southeast corner of the above stated $\frac{1}{4}$ - $\frac{1}{4}$; Thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 702.50 feet to an Iron pin set, said point being the POINT OF BEGINNING of the following described parcel; Thence continue along the last described course for a distance of 637.00 feet to an Iron pin found; Thence deflect an angle right of $89^{\circ}58'46''$ and run North for a distance of 780.52 feet to an Iron pin set; Thence deflect an angle right of $12^{\circ}57'41''$ and run Northeasterly for a distance of 21.86 feet to an Iron pin set, said point lying on the Southern right of way of Camp Branch Circle having a 40.00 feet right of way; Thence deflect an angle right of $46^{\circ}27'05''$ and run Northeasterly along said right of way through a curve with a delta of $24^{\circ}26'50''$ a radius of 703.90 feet and a chord distance of 298.07 feet to an Iron pin set; Thence deflect an angle left of $5^{\circ}43'58''$ and run Northeasterly through a curve with a radius of 413.08 feet with a delta of $23^{\circ}38'20''$ for a chord distance of 169.22 feet to an Iron pin set; Thence turn an angle right of $64^{\circ}50'50''$ and leaving said right of way run Southeasterly for a distance of 33.94 feet to an Iron pin set; Thence turn an angle left of $49^{\circ}12'13''$ and run Northeasterly for a distance of 7.98 feet to an Iron pin set; Thence turn an angle right of $66^{\circ}28'38''$ and run Southeasterly for a distance of 157.70 feet to an Iron pin set; Thence turn an angle right of $00^{\circ}41'42''$ and run Southeasterly for a distance of 23.48 feet to an Iron pin set; Thence turn an angle right of $45^{\circ}15'34''$ and run Southwesterly for a distance of 89.75 feet to an Iron pin set; Thence turn an angle right of $20^{\circ}23'16''$ and run Southwesterly for a distance of 56.13 feet to an Iron pin set; Thence turn an angle right of $8^{\circ}08'10''$ and run Southwesterly for a distance of 70.79 feet to an Iron pin set; Thence turn an angle left of $46^{\circ}54'41''$ and run Southerly for a distance of 161.00 feet to an Iron pin set; Thence deflect an angle right of $6^{\circ}03'36''$ and run Southerly for a distance of 58.33 feet to an Iron pin set; Thence deflect an angle right of $2^{\circ}47'43''$ and run Southerly for a distance of 163.86 feet to an Iron pin set; Thence deflect an angle left of $5^{\circ}28'04''$ and run Southerly for a distance of 250.08 feet; Thence deflect an angle right of $5^{\circ}46'41''$ and run Southerly for a distance of 88.51 feet to the POINT OF BEGINNING, said parcel containing 12.25 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2021 09:32:33 AM
\$32.00 BRITTANI
20210715000343750

20210715000343750 07/15/2021 09:32:33 AM DEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Lynn L. Cox, Per. Rep.
Mailing Address 1131 Camp Branch Circle
Alabaster, AL 35007

Grantee's Name Lynn L. Cox
Mailing Address 1131 Camp Branch Circle
Alabaster, AL 35007

Property Address 1131 Camp Branch Circle
Alabaster, AL 35007

Date of Sale ~~8/1/21~~ INHERITANCE:

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 628,910.00

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

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 7/11/2021

Print Lynn L. Cox, Per. Rep.

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1