

This instrument was prepared by:  
Ginger H. Knight, Attorney at Law  
One Perimeter Parkway Suite 100 North  
Birmingham, Alabama 35243

Send tax notice to:

### **PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Stephanie Hickman Hartsell as Personal Representative of the Estate of Mary Frances Kooyers AKA Fran Mullican Kooyers, deceased (the "Grantor"), pursuant to Letters of Administration with the Will Annexed granted by the Probate Court of Shelby County, Alabama, Case No. PR-2020-000995 on December 22, 2020, and pursuant to the terms of the decedent's will admitted into probate in said matter does grant, bargain, sell and convey unto Colette Kooyers Hardaman, a single woman, (herein referred to as the "Grantee"), all of said decedent's right, title, interest or claim to the following described real estate, situated in Shelby County, Alabama, to-wit: 2541 Marcal Road, Birmingham, Alabama 35244, previously recorded in Shelby County Judge of Probate on 3/09/1974 #19740308000011370 at Map Book 285, Page 641 more specifically described as:

**See attached Exhibit "A"**

This conveyance is hereby made subject to

- (1) Restrictions, easements, setbacks, covenants, rights of way, and any other restrictions of record in the Probate Office of Shelby County, Alabama
- (2) Ad valorem taxes for the current tax year;
- (3) Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto;

**No title search or examination was performed and drafter makes no representations as to the state of the title.**

TO HAVE AND TO HOLD to the Grantee, his/her heirs, personal representatives, successors and assigns, forever.

This instrument is executed for nominal consideration for the purpose of perfecting the title to real estate.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor in her individual capacity, and the Grantor expressly limits her liability hereunder to the property now or hereafter held by her in the representative capacity named.

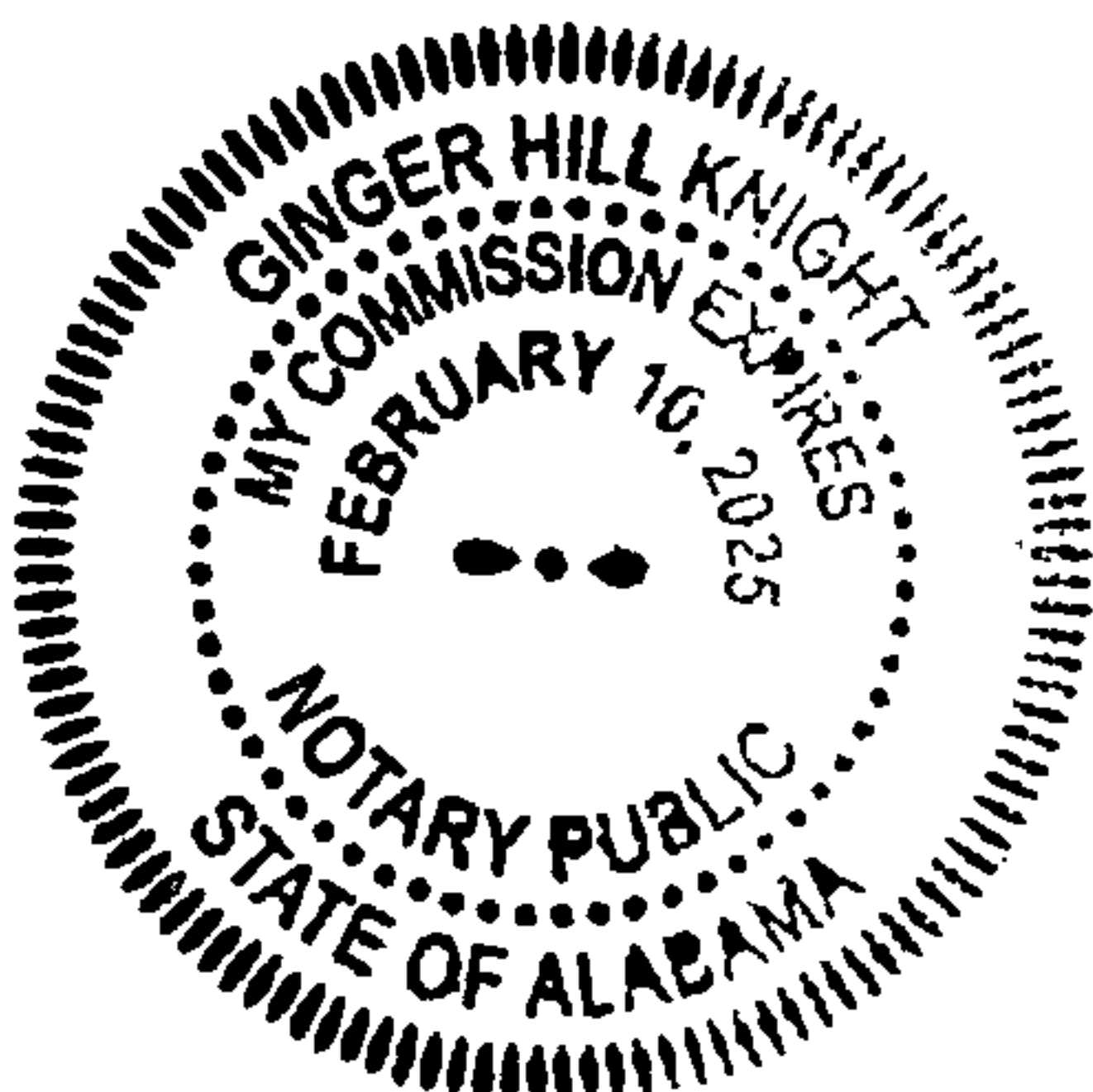
Given under the Grantor's hand and seal, this 7<sup>th</sup> day of October, 2021.

By: Stephanie Hickman Hartsell  
Stephanie Hickman Hartsell as Personal  
Representative of the Estate of Mary Frances  
Kooyers AKA Fran Mullican Kooyers, deceased

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Stephanie Hickman Hartsell as Personal Representative of the Estate of Mary Frances Kooyers AKA Fran Mullican Kooyers, 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 said instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of October, 2021.



[Signature]  
Notary Public  
My commission expires: 2-10-2025





20211011000494790 3/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
10/11/2021 04:15:14 PM FILED/CERT

## **EXHIBIT "A"**

### **Legal Description:**

Part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and also a part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the NE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 16, thence in a Westerly direction, and along the North line of same, for a distance of 220.00 feet; thence turn an angle of 49 degrees 38' to the left in a Southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80 degrees 46' to the left in a Southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 degrees 46' to the right in a Southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 degrees 24' to the left in a Southeasterly direction for a distance of 30.03 feet; thence turn an angle of 87 degrees 36' to the left in a Northeasterly direction for a distance of 130.11 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 120.00 feet; thence turn an angle of 89 degrees 59' to the right in a Southeasterly direction for a distance of 216.75 feet; thence turn an angle of 89 degrees 42' to the right in a Southwesterly direction for a distance of 120.00 feet; thence turn an angle of 90 degrees 18' to the right in a Northwesterly direction for a distance of 217.41 feet to the point of beginning. Situated in Shelby County, Alabama.

# 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 Mary Frances Kooyers  
Mailing Address 2136 Fox Valley Circle  
Vestavia Hills, Alabama 35216

Grantee's Name Colette Kooyers Hardaman  
Mailing Address 2136 Fox Valley Circle  
Vestavia, AL 35216  
per Last Will & Testament

Property Address 2541 Marcal Road  
Birmingham, Alabama 35244  
105160005064.000

Date of Sale October 7, 2021  
Total Purchase Price \$                       
or  
Actual Value \$                       
or  
Assessor's Market Value \$ \$239,100

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Revenue Tax Commissioner's Value  
☐ Closing Statement

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 10/11/2021

Print Ginger H. Knight

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20211011000494790 4/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
10/11/2021 04:15:14 PM FILED/CERT

Unattested