



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 QUITCLAIM 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 Last Will and Testament admitted into probate in said matter does grant, bargain, sell, quit-claim 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, previously recorded in Probate Office in Map Book 019 page 343 on February 28, 1985 in Warranty Deed, Jointly with Remainder to Survivor to R.J. Kooyers and wife, Fran M. Kooyers; along with a Warranty Deed, Jointly with Remainder to Survivor to R.J. Kooyers and wife, Fran M. Kooyers in Map Book 146, Page 677 containing a revised description according to Weygand Survey of September 10, 1986 (Description revised 6/30/87 and 7/17/87); along with an Affidavit filed by Albert Pardue, Jr. at 20150615000198880 on June 15, 2015, 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;
- (4) Terms of Deed Exhibit A in Instrument #1998-20162 Parcel III (Right of First Refusal) between Robert J. Kooyers and Fran M. Kooyers (Sellers) and Harold L. Arwood, Jr. (Purchaser)

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 7th 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 7th day of October, 2021.



[Signature]
Notary Public

My commission expires: 2-10-2025



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EXHIBIT "A"

Legal Description: Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of said Section 30, run in a Westerly direction along the North line of said Section for a distance of 1,971.25 feet to an existing iron pin being on the Southeast right-of-way line of Shelby County Highway #11; thence turn an angle to the left of 52 degrees 48' and run in a Southwesterly direction along said Southeast right-of-way line for a distance of 255.36 feet to an existing iron pin being the point of beginning; thence turn an angle to the left of 90 degrees 00'00" and run in a Southeasterly direction for a distance of 473.71 feet; thence turn an angle to the right of 88 degrees 48'10" and run in a Southwesterly direction for a distance of 1,040.12 feet, more or less, to a point on the South line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said section; thence turn an angle to the right and run in a Westerly direction along said South line for a distance of 369.00 feet to the Southwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn an angle to the right and run in a Northerly direction along the West line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 300.57 feet to a point of intersection with the Southeast right-of-way line of Shelby County #11; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 240.68 feet; thence turn an angle to the right of 0 degrees 13'30" and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 312.89 feet to an existing iron pin; thence turn and angle to the right of 0 degrees 57'10" and run in a Northeasterly direction along the Southeast right-of-way line of said Shelby County Highway #11 for a distance of 243.22 feet to an existing iron pin; thence turn an angle to the right of) degrees 29'50" and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 226.26 feet, more or less, to the point of beginning, containing 12.6 acres, more or less.

According to a survey of September 10, 1986 by: Laurence D. Weygand, Reg. PE&LS #10373, Phone 205-871-7620 Description Revised (Corrected), 6/30/87 – Description Revised (Corrected) 7/17/87.

LESS AND EXCEPT:

Parcel I: Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof for 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (Having a radius of 22477.48 feet and a central angle of 1 deg. 27 min. 50 sec.); thence run Southwesterly along said right of way and curve for 574.33 feet to the Point of Beginning; thence continue along said curve and right of way for 382.71 feet to a point; (said point being an extension of a fence to the south of said point); thence 34 deg. 48 min. 02 sec. left from the chord of said curve run Southerly along said fence for 339.24 feet to a fence counter; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 55 deg. 22 min. 10 sec. left run Northeasterly 465.72 feet; thence 90 deg. 00 min. left run Northwesterly for 477.68 feet to the Point of Beginning; being situated in Shelby County, Alabama. Containing 6.0 acres.



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Parcel II (Quitclaim only): Begin at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West; thence run Northerly along the west line thereof for 300.57 feet to the Southeasterly right of way of Shelby County Highway #11; thence 35 deg. 00 min. 34 sec. right run Northeasterly along said right of way for 65.63 feet to a point (said point being the extension of a fence to south of said point); thence 145 deg. 45 min. 56 sec. right run Southerly along said fence 339.24 feet to a fence corner; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 124 deg. 37 min. 50 sec. right run Southwesterly for 10.02 feet to an iron pin on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 54 deg. 09 min. 52 sec. right run westerly 368.34 feet to an iron pin and the point of beginning. Containing 0.34 acres, more or less.

Parcel III (Right of First Refusal):

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof of 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 224.77.48 feet and a central angle of 1 deg. 27 min. 50 sec.) and the point of the beginning; thence run Southwesterly along said right of way and curve for 574.33 feet; thence left 89 deg. 26 min. 53 sec. to chord, run Southeasterly 477.68 feet; thence 90 deg. 00 min. left run 564.51 feet; thence 88 deg. 49 min. 10 sec. left run 473.78 feet to the point of beginning.

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 Hills, AL 35216

Property Address 2782 Highway 11
Pelham, Alabama 35124
Parcel 149300000001.005

Per Last Will and Testament
Date of Sale 10-07-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 242,250

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 Shelby County Revenue Tax Commissioner's Value

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 10/15/21

Print Ginger H. Knight

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1