



20220110000011420 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
01/10/2022 02:18:23 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Robert T. Gardner, Esq.
GARDNER LAW, LLC
2100 1st Avenue North
Suite 600
Birmingham, AL 35203

SEND TAX NOTICE TO:

John T. Matheson
4216 Antietam Drive
Birmingham, Alabama 35213

Assessor's Property Tax Parcel/Account
Number: 17-4-17-0-000-002.003

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Ann Matheson Bunn (also known as Ann M. Bunn) (the "Decedent") died testate on or about July 17, 2021, and the Last Will and Testament of the Decedent dated January 29, 2003 (the "Will") was duly admitted to probate in the Probate Court of Jefferson County, Alabama (Case No. 21BHM02022);

WHEREAS, J. Daniel Matheson, III, who resides at 1259 Dead Hollow Road S., Harpersville, Alabama 35078, is the duly appointed and acting personal representative of the Will (the "Personal Representative");

WHEREAS, at the time of her death, the Decedent owned an undivided one-half (1/2) interest in certain real property described below in this Personal Representative's Deed (the "Real Property");

WHEREAS, the Real Property is subject to disposition under Item Three of the Will and directs the Personal Representative to distribute the Decedent's residuary estate to her children, J. Daniel Matheson, III, Mary Balkovetz, and John T. Matheson, all of whom did survive the Decedent (collectively, the "Beneficiaries"); in equal shares, with each of the foregoing shares held in trust if such individual has not yet attained twenty-five years of age;

WHEREAS, each the Decedent's three children, J. Daniel Matheson, III, Mary Balkovetz, and John T. Matheson have attained twenty-five (25) years of age; and

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to J. Daniel Matheson, III who resides at 1259 Dead Hollow Road S., Harpersville, Alabama 35078, Mary Balkovetz who resides at 4217 Antietam Drive, Birmingham, Alabama 35213, and John T. Matheson who resides at 4216 Antietam Drive, Birmingham, Alabama 35213 (the "Grantees"), pursuant to the Will;



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NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantees the Decedent's entire undivided one-half (1/2) interest in and to the following real property situated in Shelby County, Alabama, to wit:

See Exhibit "A" – Legal Description

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.

The Real Property is located at 1061 Dead Hollow Road S., Harpersville, Alabama 35078, and is that same property conveyed by that certain Warranty Deed recorded on February 10, 2004, as Instrument Number 20040210000068830 in the Office of the Judge of Probate of Shelby County, Alabama. The value of the Real Property, based on the tax assessment for the year of the Decedent's death, is \$168,020. (1/2 \$ 84,010)

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

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

IN WITNESS WHEREOF, the Personal Representative has hereunto set his hand as of this 11th day of ~~November~~, 2021.

~~December~~

J. Daniel Matheson, III, as a Personal Representative of
the Will of Ann Matheson Bunn

STATE OF ALABAMA)

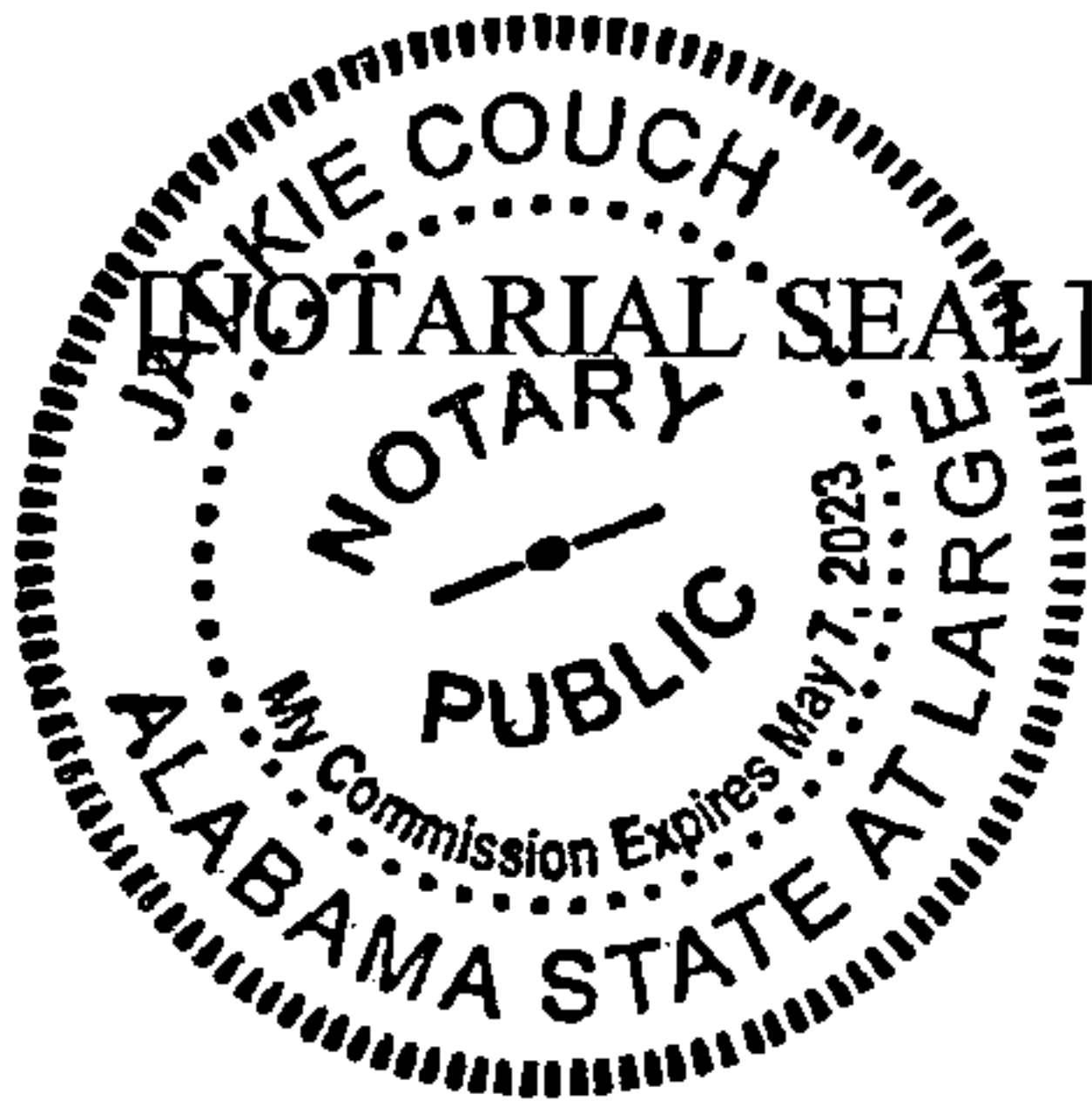
SHELBY COUNTY)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Matheson, III, whose name as a Personal Representative of the Will of Ann Matheson Bunn, 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, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

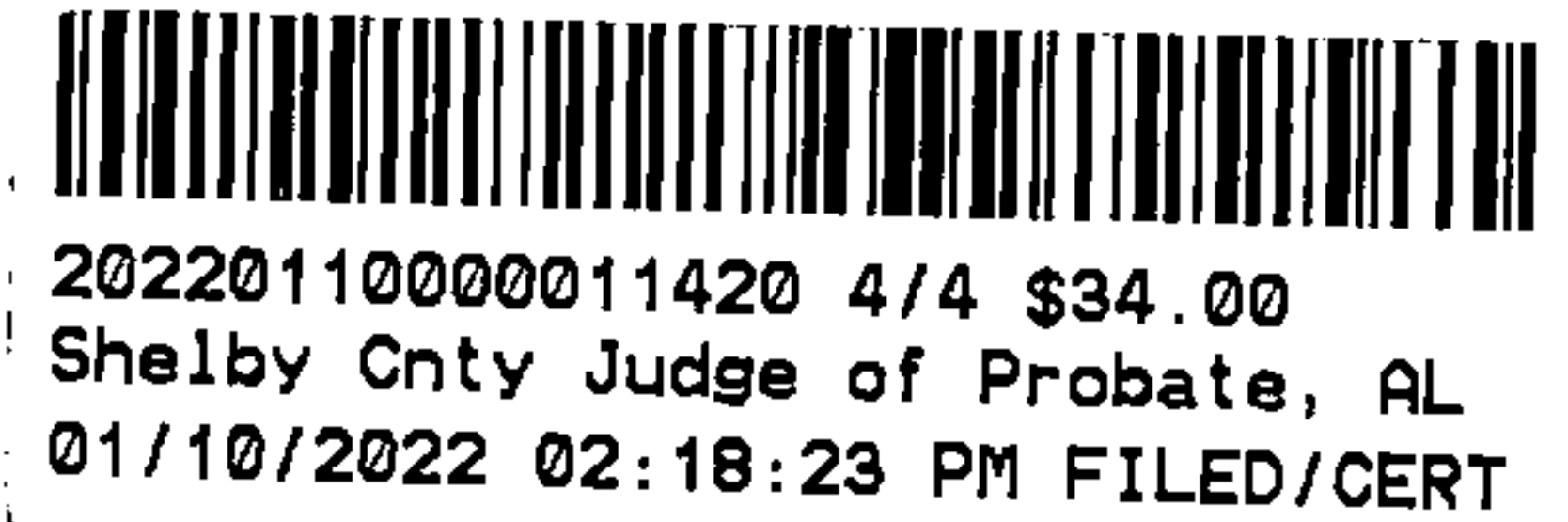
Given under my hand and seal of office this 11 day of ^{December}~~November~~, 2021.



Jackie Couch
Notary Public

My Commission Expires: May 7, 2023

EXHIBIT "A" - Legal Description



All that certain lot or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

The North $\frac{3}{4}$ of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 East, that lies West of that certain County Road known as Dead Hollow Road S, as presently located.

LESS AND EXCEPT THE FOLLOWING:

From a 3" pipe at the NW corner of Section 17, Township 20 South, Range 2 East, run thence along an accepted segment of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 17 for a distance of 669.99 feet to a $\frac{3}{4}$ " rebar; thence turn 91 deg. 46 min. 57 sec. left and run 372.57 feet along an accepted property line to the point of beginning of herein described parcel of land; thence continue along said course for a distance of 20.00 feet to a $\frac{1}{2}$ rebar on the bank of the lake; thence continue for a distance of 805.41 feet to a $\frac{3}{4}$ inch rebar on the westerly boundary of Dead Hollow Road S (60' ROW); thence turn 88 deg. 02 min. 14 sec. right and run 285.76 feet along said road boundary to a $\frac{1}{2}$ inch rebar; thence turn 91 deg. 57 min. 46 sec. right and run 602.18 feet to a $\frac{1}{2}$ inch rebar on the bank of the lake; thence continue along said course for a distance of 20.00 feet; thence turn 53 deg. 16 min. 54 sec. right and run 356.29 feet to the point of beginning of herein described parcel of land, being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama.