

THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A SURVEY
OR TITLE SEARCH BY:
Nathan Gordon
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

20220224000078890
02/24/2022 11:56:14 AM
DEEDS 1/6

Send Tax Notice To:
621 Dogwood Circle
Birmingham, Alabama 35244

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed and delivered this 17th day of February, 2022, by, **ERICA WOLFE WELLS** as the Personal Representative of the Estate of Robert Joe Wolfe, deceased, Probate Case Number PR-2021-000591, Shelby County, Alabama (hereinafter referred to as the "Grantor"), to **ERICA WOLFE WELLS** and **TAMMY L. WOLFE**, each individual residents of the state of Alabama, equally as tenants in common (collectively referred to herein as the "Grantees").

WHEREAS, Grantor is the Personal Representative of the Estate of Robert Joe Wolfe (the "Decedent"), the owner of the real estate described on Exhibit A attached hereto (the "Property") as evidenced by that certain Warranty Deed, Joint Rights of Survivorship, dated November 20, 1997, executed by Earnest H. Dunnaway and Polly Virginia Dunnaway, as grantors, in favor of Decedent and his wife Flossie Wolfe, as grantees, which was recorded in the Real Estate Records of Shelby County, Alabama on December 10, 1997 as Instrument Number 1997-40126;

WHEREAS, Decedent was predeceased by his wife, Flossie Wolfe;

WHEREAS, Decedent died intestate on or about February 20, 2021, and the Grantees are Decedent's only surviving children; and

WHEREAS, the Grantees are entitled to inherit the Property pursuant to Section 43-8-42 of the Code of Alabama (1975).

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantees to Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as tenants-in-common, an equal, undivided interest in and to all of Grantor's right, title, and interest in and to the Property.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise

appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the permitted exceptions listed on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD, to the said Grantees, their successors and assigns forever.

This instrument is executed by the undersigned solely in her capacity as Personal Representative, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in her individual capacity, and the undersigned expressly limits her liability hereunder to the assets she receives and holds in her capacity as Personal Representative as aforesaid.

Grantor hereby warrants that the Property constituted the homestead of the Decedent until his death and following his death constitutes the homestead of Erica Wolfe Wells, as Grantee.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Erica Wolfe Wells
as Personal Representative of
the Estate of Robert Joe Wells
621 Dogwood Circle
Birmingham, Alabama 35244

Grantee's Name and Mailing Address:

Erica Wolfe Wells
621 Dogwood Circle
Birmingham, Alabama 35244

Tammy L. Wolfe
655 Coosa Co Road 53
Sylacauga, Alabama 35151

Tax Assessor Value is \$394,760.

This Personal Representative's Deed is being transferred pursuant to the intestacy laws of the State of Alabama, 43-8-40 *et seq.*

[Signature pages follows]

IN WITNESS WHEREOF, the undersigned have executed this instrument as of date set forth above.

Erica Wolfe Wells

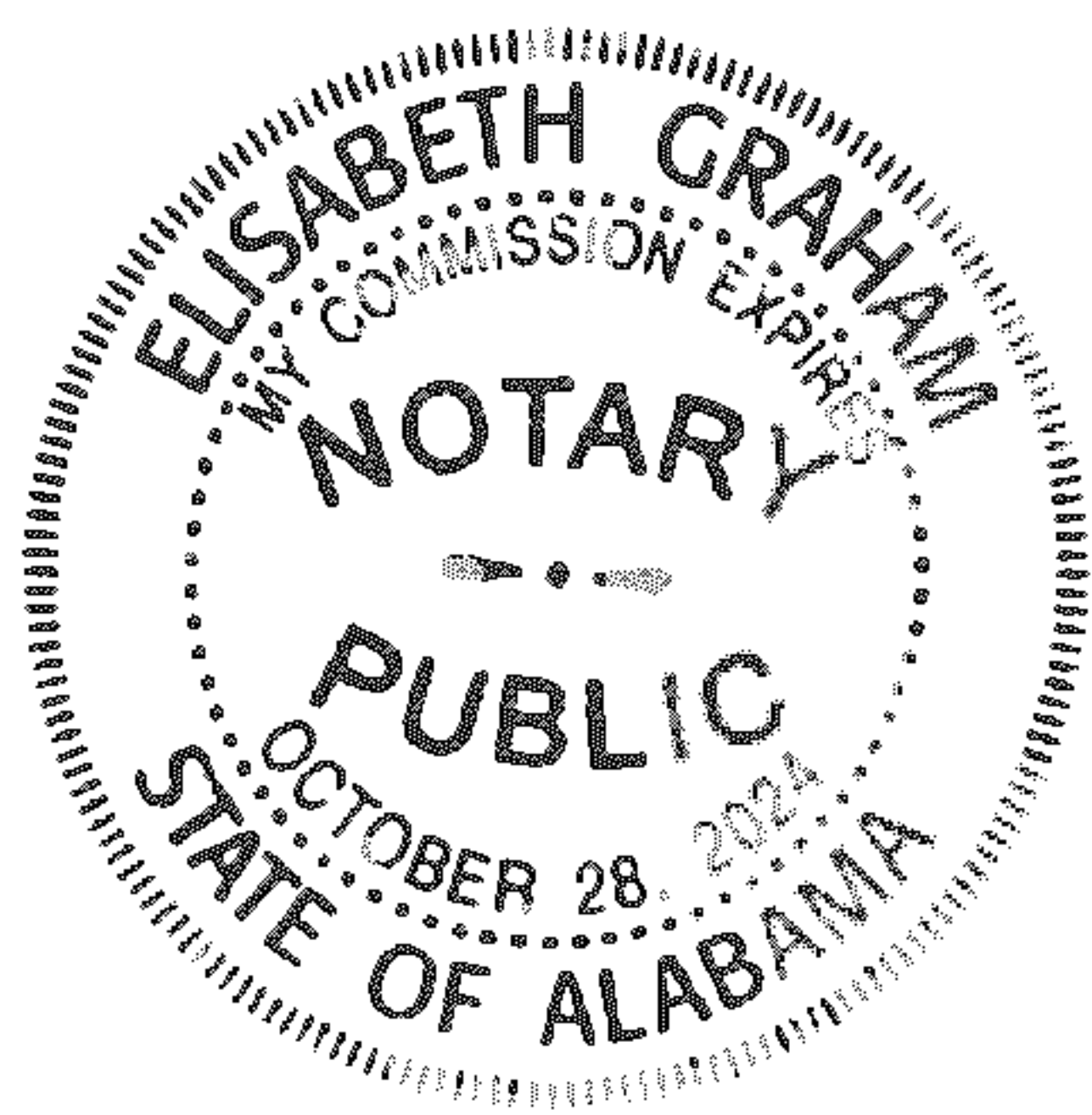
Erica Wolfe Wells, as Personal Representative of the
Estate of Robert Joe Wolfe

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Erica Wolfe Wells, whose name as the Personal Representative of the Estate of Robert Joe Wolfe is signed to the foregoing Personal Representative's Deed, and who is known to me or whose identity was proven to me by sufficient evidence, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of February, 2022.



Elisabeth Graham

Notary Public

My Commission Expires: 10/28/2024

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 621 Dogwood Circle, Shelby County, Alabama 35244

PARCEL I:

That part of the NE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, marked reserved acreage lying northwest of public road, as shown by survey of Indian Crest Estate, as recorded in Map Book 5, Page 40, in Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the northwest corner of the NE 1/4 of NE 1/4 of said Section 21; thence south along the west line 271.22 feet to the northwest line of the public road; thence turn an angle to the left of 125 degrees 37 minutes and run northeasterly along the northeasterly along the northwesterly right of way line of the public road 443.51 feet to a point on the north line of said 1/4-1/4 section; thence turn an angle to the left of 142 degrees 19 minutes 45 seconds along the north line of said 1/4-1/4 section 360.77 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, and run in a southerly direction along the easterly line of said 1/4-1/4 section for 138.06 feet to the point of beginning; thence continue along the last stated course for 161.94 feet to a point in the centerline of Dogwood Circle; thence 122 degrees 25 minutes 40 seconds to the left in a northeasterly direction along said centerline of Dogwood Circle for 80.0 feet to a point; thence 87 degrees 08 minutes 11 seconds to the left in a northwesterly direction for 136.86 feet to the point of beginning.

PARCEL II:

A parcel of land situated in SE 1/4 of SE 1/4, Section 16, Township 19, Range 2 West, described as:

Commence at the southwest corner of said 1/4-1/4 section; thence east along the south line of said section, a distance of 30 feet to the point of beginning; thence continue along last described course, a distance of 210.0 feet; thence 90 degrees left in a northerly direction a distance of 210.0 feet; thence 90 degrees left in a westerly direction a distance of 210.0 feet; thence 90 degrees left in a southerly direction a distance of 210.0 feet to the point of beginning. Being situated in the SE 1/4 of SE 1/4 of Section 16, Township 19, Range 2 West.

LESS AND EXCEPT THE FOLLOWING:

Commence at the southwest corner of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West and run in an easterly direction along the south line of said 1/4-1/4 section for 240 feet to a point; thence 90 degrees 01 minutes 24 seconds left in a northerly direction for 171.48 feet to the point of beginning; thence continue along the last stated course for 38.52 feet to a point; thence 89 degrees 58 minutes 36 seconds left in a westerly direction for 33.55 feet to a point; thence 131 degrees 04 minutes 02 seconds left in a southeasterly direction for 51.09 feet to the point of beginning.

PARCEL III:

Beginning at the southwest corner of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West and run in a northerly direction along the west line of said 1/4-1/4 section for 210 feet to a point; thence 90 degrees 01 minutes 24 seconds right in an easterly direction for 30 feet to a point; thence 89 degrees 58 minutes 36 seconds right in a southerly direction for 210 feet to the south line of said 1/4-1/4 section; thence 90 degrees 01 minutes 24 seconds right in a westerly direction for 30 feet to the point of beginning.

PARCEL IV:

Commence at the southwest corner of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West and run in an easterly direction along the south line of said 1/4-1/4 section for 240 feet to a point; thence 90 degrees 01 minutes 24 seconds left in a northerly direction for 210 feet to a point; thence 89 degrees 58 minutes 36 seconds left in a westerly direction for 33.55 feet to the point of beginning; thence continue along the last stated course for 74.95 feet to a point; thence in a northeasterly direction along the bank of a lake for 65 feet, more or less, to a point 8 feet westerly of an 8 inch water oak tree; thence in a southeasterly direction for 34.47 feet to the point of beginning.

PARCEL V:

Commence at the southwest corner of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West and run in an easterly direction along the south line of said 1/4-1/4 section for 240 feet to the point of beginning; thence continue along the last stated course for 110 feet to a point; thence 128 degrees 07 minutes left in a northwesterly direction for 126.51 feet to a point; thence 27 degrees 37 minutes 43 seconds right in a northerly direction for 45.52 feet to a point; thence 30 degrees 34 minutes 46 seconds right in a northwesterly direction for 36.07 feet to a point; thence 138 degrees 57 minutes 22 seconds left in a southerly direction for 171.48 feet to the point of beginning.

Minerals and mining rights excepted.

EXHIBIT B

Permitted Exceptions

1. ad valorem taxes not yet due and payable;
2. all matters of public record recording including, but not limited to, easements, restrictions, covenants, and rights of way;
3. any and all matters that would be shown by a current accurate survey of the Property;
4. any mineral interests and all rights incident thereto previously conveyed, transferred, leased, excepted or reserved; and,
5. laws, regulations, resolutions and ordinances, including without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 11:56:14 AM
\$38.00 CHERRY
20220224000078890

Allen S. Bayl