

20220316000107670  
03/16/2022 08:01:34 AM  
EXEDED 1/4

Send Tax Notice To:  
Sherri Davidson  
3217 Pinehurst Dr.  
Hoover, Alabama 35226

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**EXECUTOR'S DEED**

**KNOW ALL MEN BY THESE PRESENTS;**

Whereas, the Last Will and Testament of Kate Stembridge, dated July 8, 2016, was admitted to probate by the Probate Court of Jefferson County, Alabama in Case No. 21BES00158, and Letters Testamentary were issued by the Judge of Probate to Sherri Davidson to serve as Personal Representative of the Estate of Kate Stembridge by order dated April 22, 2021; and

Whereas, pursuant to said will certain dispositions of real property shall be made by the said Personal Representative; therefore

In accord with the provisions of the said will, the undersigned Sherri Davidson, in her capacity as Personal Representative of the Estate of Kate Stembridge does hereby remise, release, quitclaim, and convey to the grantee, Sherri Davidson, all of the Estate's right, title, interest, and claim in or to the following described real estate:

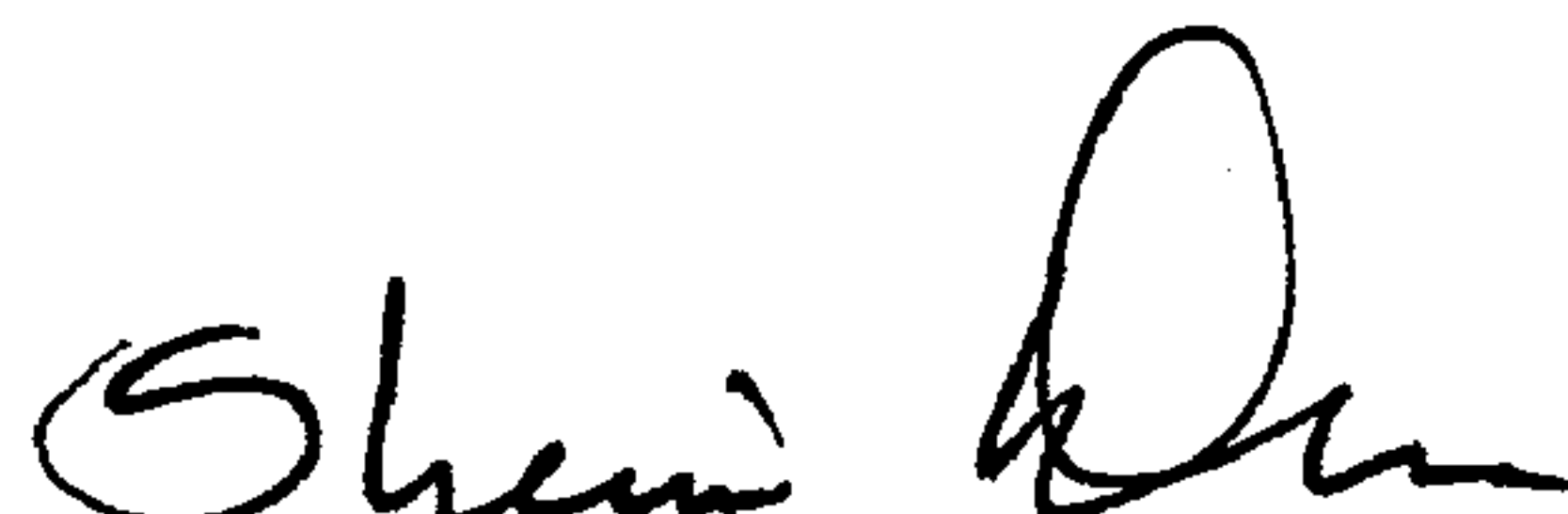
All real property described on Exhibit A hereto

Together with all rights, privileges, hereditaments and appurtenances thereunto belonging, or in any way appertaining, and subject to encumbrances and restrictions of record, **TO HAVE AND TO HOLD** the above described property to the said grantee, her successors and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11th day March 2022.

Estate of Kate Stembridge

By:



Sherri Davidson, Personal Representative

STATE OF ALABAMA

)

SHELBY COUNTY

)

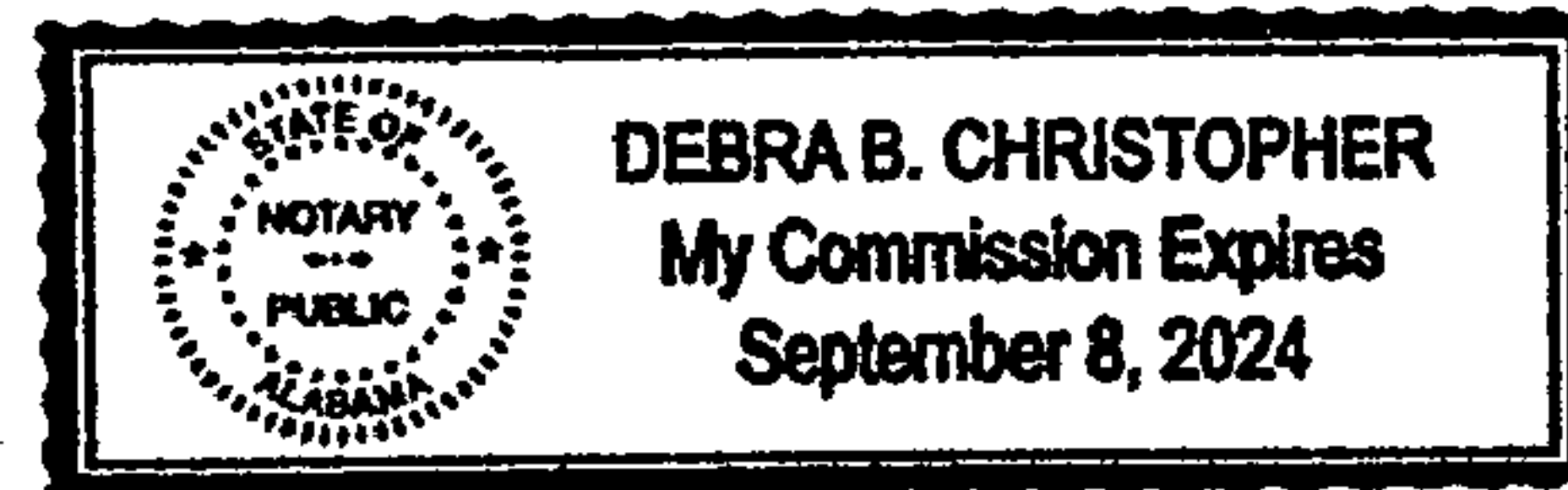
)

I, the undersigned authority, a notary public in and for said county in said State, hereby certify that Sherri Davidson, whose name is signed to the foregoing conveyance in her capacity as Personal Representative of the Estate of Kate Stenbridge and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2022.

Debra B. Christopher  
Notary Public  
My commission expires: 9/8/2024

This instrument prepared by:  
Raymond P. Fitzpatrick, Jr.  
1200 Corporate Drive, Ste. 105  
Birmingham, AL 35242



20220316000107670 Pg 2/2 14.00  
Shelby Cnty Judge of Probate, AL  
03/02/2022 09:29:00 FILED/CERTIFIED

# EXHIBIT A

## SCHEDULE A CONTINUED LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 30 minutes 37 seconds West along the North line of said 1/4-1/4 section a distance of 211.07 feet; thence South 0 degrees 12 minutes 31 seconds West a distance of 779.21 feet to the POINT OF BEGINNING; thence South 00 degrees 13 minutes 14 seconds West a distance of 888.74 feet to a point in Fourmile Creek; thence North 82 degrees 17 minutes 37 seconds West along said creek 58.53 feet; thence South 63 degrees 27 minutes 01 second West along said creek 106.44 feet; thence South 20 degrees 21 minutes 05 seconds West along said creek 87.32 feet; thence South 74 degrees 29 minutes 20 seconds East along said creek 114.02; thence South 19 degrees 32 minutes 34 seconds East along said creek 265.71 feet; thence South 77 degrees 22 minutes 52 seconds West along said creek 35.90 feet; thence North 51 degrees 58 minutes 06 seconds West along said creek 50.61 feet; thence North 71 degrees 32 minutes 41 seconds West along said creek 76.84 feet; thence South 04 degrees 27 minutes 31 seconds east along said creek 97.33 feet; thence South 21 degrees 17 minutes 37 seconds West along said creek 83.57 feet; thence South 52 degrees 26 minutes 25 seconds West along said creek 84.81 feet; thence South 77 degrees 09 minutes 51 seconds West along said creek 44.15 feet; thence North 53 degrees 42 minutes 59 seconds West along said creek 68.01 feet; thence North 05 degrees 27 minutes 16 seconds West along said creek 50.25 feet; thence North 12 degrees 30 minutes 26 seconds East along said creek 179.08 feet; thence South 85 degrees 36 minutes 29 seconds West along said creek 123.41 feet; thence North 39 degrees 27 minutes 46 seconds west along said creek 169.01 feet; thence North 55 degrees 33 minutes 42 seconds West along said creek 226.05 feet; thence North 29 degrees 13 minutes 11 seconds West along said creek 81.41 feet; thence North 00 degrees 15 minutes 44 seconds east and leaving said creek a distance of 900.00 feet; thence South 89 degrees 36 minutes 41 seconds East a distance of 742.45 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated April 26, 2002.

### ALSO:

#### Easement #1:

Commence at the Southwest corner of Section 26, Township 20 South, Range 1 East; thence run Easterly along the South boundary of said section for 400.00 feet; thence turn a deflection angle of 90 degrees 07 minutes 37 seconds to the left and run 532.23 feet to the point of beginning of the centerline of an easement; thence turn a deflection angle of 85 degrees 49 minutes 03 seconds to the left and run 166.48 feet; thence turn a deflection angle of 27 degrees 12 minutes 06 seconds to the right and run 69.12 feet; thence turn a deflection angle of 31 degrees 36 minutes 45 seconds to the right and run 266.77 feet; thence turn a deflection angle of 8 degrees 02 minutes 49 seconds to the right and run 42.19 feet; thence turn a deflection angle of 17 degrees 47 minutes 43 seconds to the right and run 49.61 feet; thence turn a deflection angle of 3 degrees 54 minutes 36 seconds to the left and run 104.21 feet; thence turn a deflection angle of 1 degree 43 minutes 03 seconds to the left and run 87.36 feet to the North property line of Orañ & Ruth Harrington property and the end of said centerline of said easement. Said easement being 20 feet in width, 10 feet on each side of the above described centerline.

#### Easement #2:

Commence at the Southwest corner of Section 26, Township 20 South, Range 1 East; thence run easterly along the south boundary of said section for 400.00 feet; thence turn a deflection angle of 90 degrees 07 minutes 37 seconds to the left and run 532.23 feet; thence turn a deflection angle of 85 degrees 49 minutes 03 seconds to the left and run 166.48 feet; thence turn a deflection angle of 27 degrees 12 minutes 06 seconds to the right and run 69.12 feet; thence turn a deflection angle of 31 degrees 36 minutes 45 seconds to the right and run 266.77 feet; thence turn a deflection angle of 8 degrees 02 minutes 49 seconds to the right and run 42.19 feet; thence turn a deflection angle of 17 degrees 47 minutes 43 seconds to the right and run 49.61 feet; thence turn a deflection angle of 3 degrees 54 minutes 36 seconds to the left and run 104.21 feet; thence turn a deflection angle of 1 degree 43 minutes 03 seconds to the left and run 87.36 feet to the south property line of Neal and Barbara Smith property, and the point of beginning of the centerline of an easement; thence turn a deflection angle of 7 degrees 57 minutes 01 second to the right and run 64.76 feet; thence turn a deflection angle of 2 degrees 28 minutes 38 seconds to the left and run 52.51 feet; thence turn a deflection angle of 1 degree 46 minutes 22 seconds to the left and run 52.08 feet; thence turn a deflection angle of 0 degrees 30 minute 32 seconds to the right and run 89.09 feet; thence turn a deflection angle of 3 degrees 08 minutes 19 seconds to the right and run 152.00 feet; thence turn a deflection angle of 1 degree 19 minutes 22 seconds to the right and run 91.05 feet; thence turn a deflection angle of 3 degrees 18 minutes 23 seconds to the right and run 44.18 feet; thence turn a deflection angle of 10 degrees 13 minutes 00 seconds to the left and run 165.64 feet; thence turn a deflection angle of 13 degrees 09 minutes 08 seconds to the right and run 28.28 feet; thence turn a deflection angle of 17 degrees 18 minutes 22 seconds to the right and run 45.40 feet; thence turn a deflection angle of 20 degrees 17 minutes 10 seconds to the left and run 23.39 feet; thence turn a deflection angle of 36 degrees 53 minutes 02 seconds to the right and run 54.66 feet; thence turn a deflection angle of 16 degrees 27 minutes 37 seconds to the left and run 41.35 feet to the point of intersection with the South edge of the pavement of county Road 56 and the end of said centerline of said easement, Said easement being 20 feet in width, 10 feet on each side of the above described centerline.

TAX PARCELS: 16 7 26 0 000 015.003  
16 7 35 0 000 003.001



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/16/2022 08:01:34 AM  
 \$32.00 CHERRY  
 20220316000107670

*Allen S. Byrd*

### 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 KATE STENBRIDGE Grantee's Name SHERRI DAVIDSON  
 Mailing Address 3217 PINEHURST DR. Mailing Address 3217 PINEHURST DR.  
HOOVER AL 35226 HOOVER AL 35226

Property Address 2250 HWY. 56 Date of Sale 3/11/2022  
WILSONVILLE AL Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 113,760. -

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 TAX ASSESSMENT

EXEMPT EXECUTOR'S DEED

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 3/11/22

Print SHERRI DAVIDSON

Sign *Sherri Davidson*

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one