

20220413000151780
Send tax notice to: 04/13/2022 09:22:28 AM
Donald Ray Grubbs EXEDED 1/7
10851 Highway 17
Alabaster, AL 35007

This Instrument Prepared By:
Vincent J. Schilleci III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

THAT, WHEREAS, Thaddeus Grubbs (the "decedent") died on August 28, 2019 and his Last Will and Testament (the "Will") was admitted to probate in the Probate Court of Shelby County, Alabama as Case No. PR-2019-000974 (such matter being hereinafter referred to as the "Estate"); and

WHEREAS, Jimmy Glenn Grubbs was appointed as Personal Representative of the Estate (the "Personal Representative") by Letters Testamentary issued January 3, 2020; and

WHEREAS, Thaddeus died seized and possessed of the Property (as hereinafter described); and

WHEREAS, the Will provides that the Property is to be held in the Estate for the use of Donald Ray Grubbs ("Ray") for so long as he is able to occupy the Property and he abides by all other instructions as specified in the Will, and when Ray dies or is no longer able to physically occupy the Property, the Property is to be sold and the proceeds divided equally among Thaddeus's then living heirs and the Estate is to be closed; and

WHEREAS, the Personal Representative, in order to facilitate a more efficient administration of the Estate, and with the approval of the Probate Court of Shelby County, Alabama, as evidenced by the Decree on Final Settlement, a copy of which is attached hereto as **Exhibit "A"** and made a part hereof by reference, desires to convey a life estate

interest in the Property to Ray, with the remainder interest passing to the Jimmy Glenn Grubbs ("Jim" who is one and the same as the Personal Representative), Billy Wayne Grubbs ("Wayne"), Roger David Grubbs ("Roger"), Virginia Darlene Womack ("Darlene"), and Betty Sue Price ("Susie"), who, together with Ray, are the children and current heirs of the decedent; and

WHEREAS, the undersigned Grantor, Jimmy Glenn Grubbs, in his capacity as Personal Representative of the Estate of said decedent, desires to convey the Property in accordance with that certain different devise and bequest of ownership of the Property;

NOW, THEREFORE, in consideration of the terms of the Last Will and Testament of the decedent, the undersigned Grantor, Jimmy Glenn Grubbs, in his capacity as Personal Representative of the Estate of said decedent with the general authority to execute conveyances conferred upon the Personal Representative, does grant, bargain, sell and convey unto Donald Ray Grubbs, a life estate, with the remainder passing to Jimmy Glenn Grubbs, Donald Ray Grubbs, Billy Wayne Grubbs, Roger David Grubbs, Virginia Darlene Womack, and Betty Sue Price, provided, however, that if any of the said remainder beneficiaries are not then living, his or her share of the remainder interest shall pass to his or her then living descendants, per stirpes, if any, and if none, to the other remainder beneficiaries, per stirpes (the "Grantees"), all right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

*See **Exhibit "B"** attached hereto and made a part hereof by reference*

SOURCE OF TITLE: Deed Book 193, Page 566

(NOTE: The decedent and his wife, Hazel V. Grubbs, acquired title as joint tenants with right of survivorship as set forth in that certain Warranty Deed recorded in Deed Book 193 at Page 566. Hazel V. Grubbs predeceased her said husband on April 16, 2010. Pursuant to the terms of the Will, the decedent's real estate was divided into three (3) parcels. The subject property of this Personal Representative's Deed is described as Parcel 2 in the survey by Rodney Y. Shiflett (Al. Reg. #21784) dated March 18, 2020. A copy of said survey is attached hereto as **Exhibit "C"** and made a part hereof by reference.)

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby


County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the Grantees, their respective heirs and assigns forever, subject to the life estate as described herein.

The Property does not constitute the homestead of any of the Grantors.

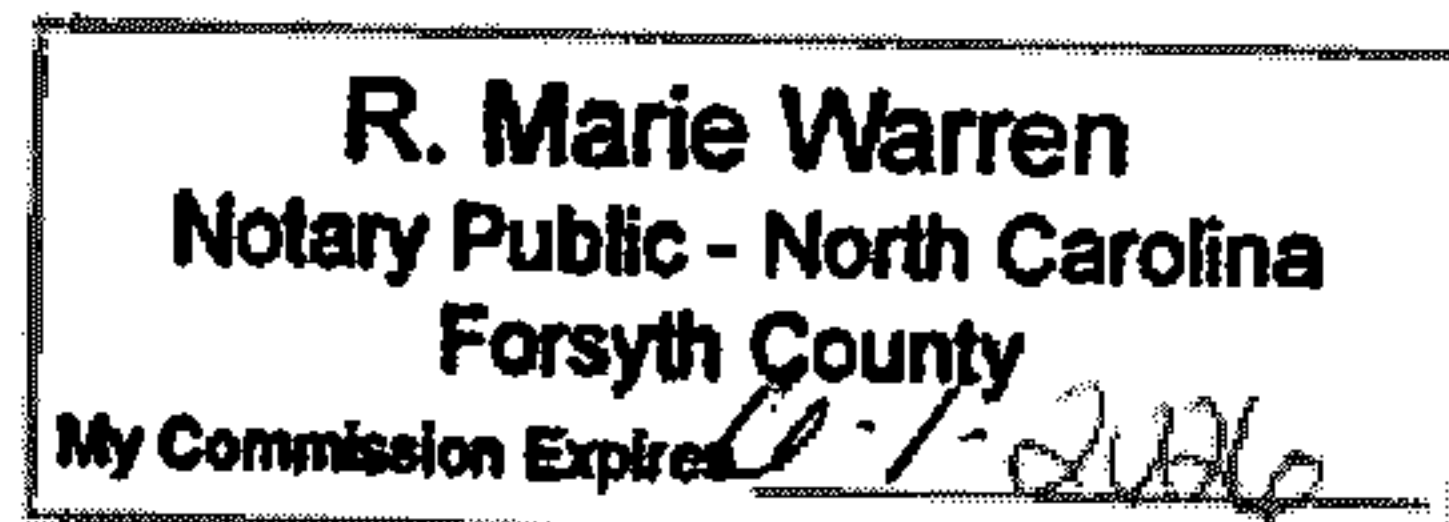
This instrument is executed by the Personal Representative solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Personal Representative in his individual capacity, and the liability of the Personal Representative is expressly limited to his representative capacity named herein.

11th **IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal this day of APRIL, 2022.

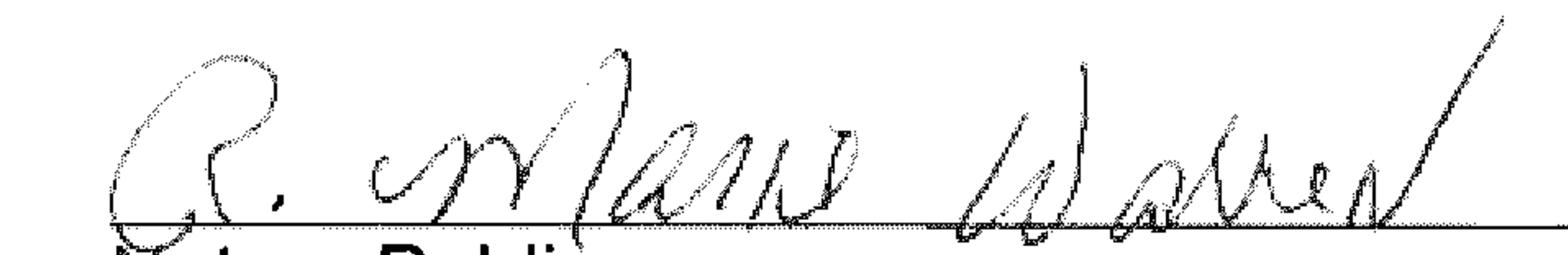
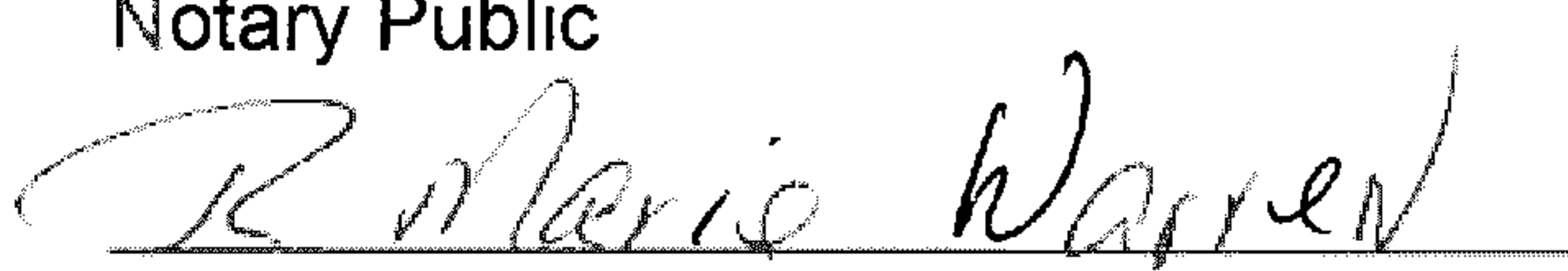

Jimmy Glenn Grubbs, in his capacity as
Personal Representative of the Estate of
Thaddeus Grubbs

I, the undersigned authority, a Notary Public in and for the State of North Carolina, County of Forsyth, hereby certify that Jimmy Glenn Grubbs, in his capacity as Personal Representative of the Estate of Thaddeus Grubbs, whose name 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 the conveyance, he, in his capacity as Personal Representative of said Estate and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of April, 2022.



(NOTARY SEAL)


Notary Public

Printed Name

My Commission Expires: June 1/2026

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IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF)	
THADDEUS GRUBBS,)	CASE NO. PR-2019-000974
Deceased.)	

AMENDED DECREE ON FINAL SETTLEMENT

This cause came before the Court on the Motion To Amend On Final Decree filed on March 15, 2022 by Petitioner, Jimmy Glenn Grubbs, by and through Vincent J. Schilleci, III, Esq., his attorney of record. Due and proper notice of the same being given to those entitled to same and no objection having been filed; the Motion is due to be and hereby is GRANTED. The Court's Decree on Final Settlement entered on February 1, 2022 is amended as follows:

This cause came on to be heard on January 31, 2022 on the Petition of the Personal Representative herein, Jimmy Glenn Grubbs, for final settlement of decedent's estate. Due and proper notice of these proceedings having been provided in strict accordance of law to those entitled to same; the court proceeded to examine the accounts and vouchers as submitted by the Personal Representative.

It appears that Jimmy Glenn Grubbs, as Personal Representative, is chargeable with receipts of \$135,544.15 and is entitled to credits of \$118,776.22, in accordance with the exhibits filed herein. The Personal Representative reports having a balance on hand in the sum of \$16,767.93. The following are awarded and remain to be paid:

Shelby County Probate Court – (includes both current and outstanding costs)	\$120.73
Personal Representative Fee – (fee by agreement, less than statutory maximum)	\$5,000.00
Attorney Fee to Dominick Feld Hyde, P.C.	\$2,500.00
Billy Wayne Grubbs (Specified Personal Belongings – sale of Craftsman lathe)	\$1,200.00

leaving a balance to be distributed of \$7,947.20. The remaining funds are due to be distributed to the surviving children of the decedent, namely:

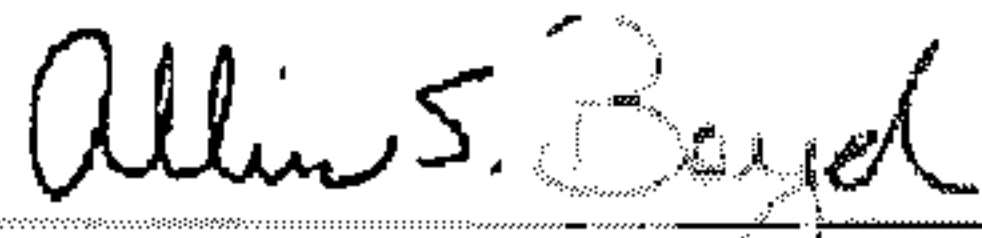
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Betty Sue Price	\$1,324.54
Billy Wayne Grubbs	\$1,324.54
Donald Ray Grubbs	\$1,324.54
Virginia Darlene Womack aka Virginia Darlene Grubbs	\$1,324.54
Roger David Grubbs	\$1,324.52
Jimmy Glenn Grubbs	\$1,324.52

The Personal Representative is authorized to execute a Personal Representative's Deed which conveys a life estate interest in Parcel 2 to Donald Ray Grubbs, remainder interests to the heirs of the decedent, per stirpes. Upon proof of payment of costs and the distribution of the remaining funds and conveyance of the real property as set out above, the personal representative will be discharged from further liability.

Costs of Court are taxed to the estate of Thaddeus Grubbs.

DONE AND ORDERED this the 5th day of April, 2022.


ALLISON S. BOYD
JUDGE OF PROBATE

cc: Vincent J. Schilleci, III, Esq.
Bobby Lott, Jr., Esq.
Betty Sue Price
Billy Wayne Grubbs
Donald Ray Grubbs
Roger David Grubbs
Virginia Darlene Womack

Exhibit "B"

PARCEL 2

Commence at the SE Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°59'53"W for a distance of 1320.86' to the Easterly R.O.W. line of Shelby County Highway 17; to a curve to the left, having a radius of 2440.00, and subtended by a chord which bears N08°07'41"E, and a chord distance of 326.84'; thence along the arc of said curve and said R.O.W. line for a distance of 327.09'; thence N04°03'26"E and along said R.O.W. line for a distance of 139.22' to the POINT OF BEGINNING; thence continue N04°03'26"E and along said R.O.W. line for a distance of 229.13' to a curve to the left, having a radius of 1540.00', and subtended by a chord bearing N01°10'10"E, and a chord distance of 155.17'; thence along the arc of said curve and said R.O.W. line for a distance of 155.24'; thence N85°09'38"E and leaving said R.O.W. line for a distance of 306.10' to the Westerly R.O.W. line of Norfolk Southern Railroad; thence S16°36'03"E and along said R.O.W. line for a distance of 435.52'; thence N88°59'53"W and leaving said R.O.W. line for a distance of 448.89' to the POINT OF BEGINNING.

Said Parcel containing 3.45 acres, more or less.

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 Thaddeus Grubbs
Mailing Address c/o Jimmy Glenn Grubbs, Per. Rep.
 4816 Swain Lane
 Walkertown, NC 27051

Grantee's Name Donald Ray Grubbs
Mailing Address 10851 Highway 17
 Alabaster, AL 35007

Property Address
 10851 Highway 17
 Alabaster, AL 35007

Date of Sale 04/11/2022
Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ 379,540

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 _____

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 4/12/2022

Print VINCENT J. Schilleci III

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/13/2022 09:22:28 AM
 \$45.00 JOANN
 20220413000151780

Print Form

Form RT-1

Allen S. Bayl