

Send tax notice to:
Suzanne Stewart Bailey
2102 Jackson Bend
Huntsville, AL 35803

This Instrument Prepared By:
Alexandra O. Priester, 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 in consideration of Alabama's laws of descent and distribution, the undersigned Grantor, Suzanne Stewart Bailey, in her capacity as Personal Representative of the Estate of Jo Ann Stewart, deceased (the "Grantor"), with the general authority to execute conveyances conferred upon the Personal Representative under Title 43 of the Code of Alabama, as amended from time to time, and pursuant to Alabama's laws of descent and distribution, does hereby grant, bargain, sell and convey unto Suzanne Stewart Bailey, Teri Dana Stewart, and Bethany Lynn Stewart, (hereinafter referred to as "Grantees" and said Grantees being the decedent's heirs pursuant to said laws, of the property hereinafter described), as tenants in common, all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

East Half of the NW1/4 of the SE1/4 of Section 11, Township 19, Range 1 West, Shelby County, Alabama, containing 20 acres, more or less.

SOURCE OF TITLE: Real 299, Page 527

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 said Grantees, their heirs and assigns forever, as tenants in common without a right of survivorship and not as joint tenants.

The said decedent died intestate on July 2, 2021, and the estate administration proceedings were filed in the Probate Court of Jefferson County, Alabama, Case No. 21BHM02477 and said Court issued Letters of Administration to the Personal Representative on October 7, 2021.

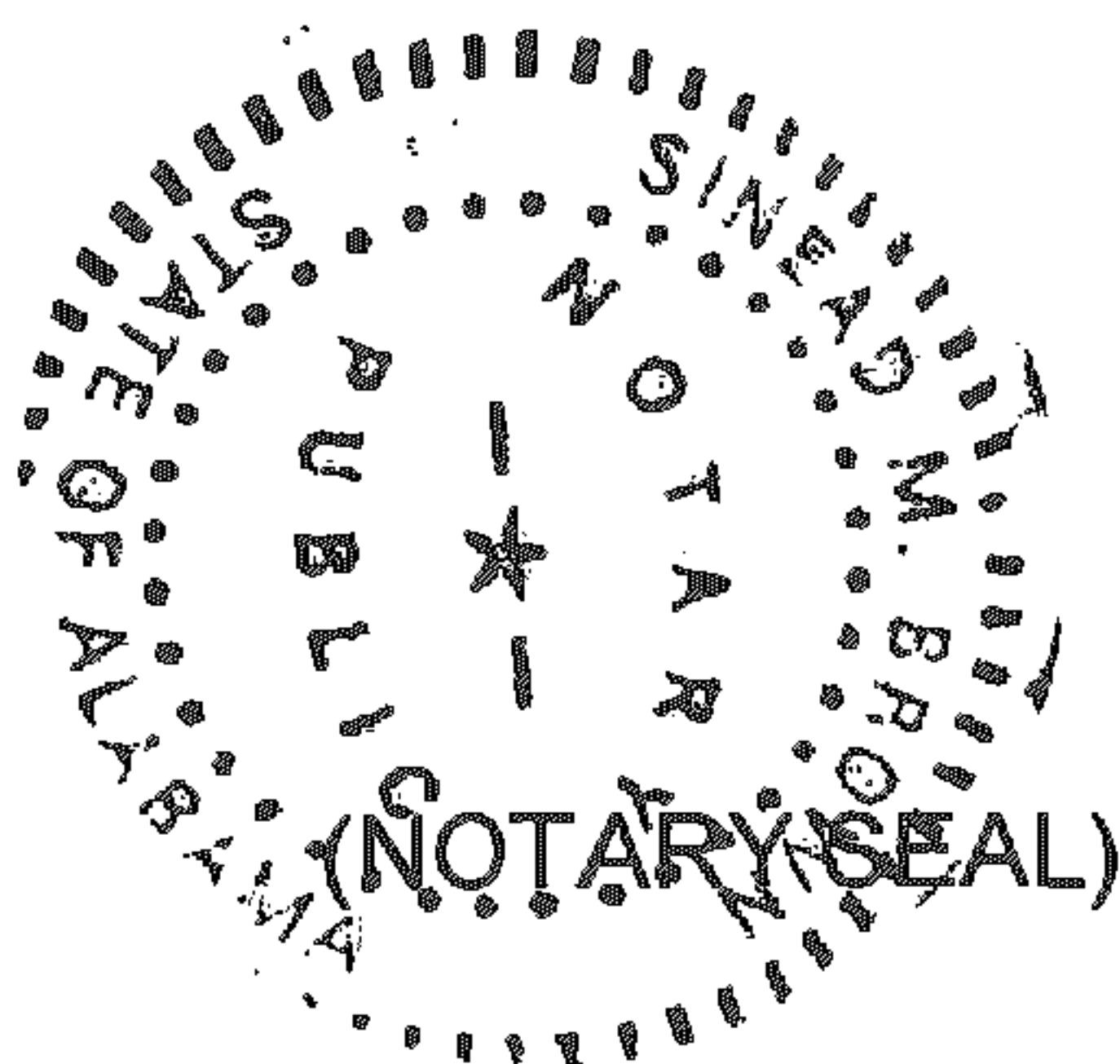
This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor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

4th IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this day of May, 2022.

Suzanne Stewart Bailey, as Personal Representative of the Estate of Jo Ann Stewart, deceased
Suzanne Stewart Bailey, as Personal Representative of the Estate of Jo Ann Stewart, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Suzanne Stewart Bailey, whose name as Personal Representative of the Estate of Jo Ann Stewart, 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 the conveyance, she, in her capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of May, 2022.



Sinead M Brown
Notary Public

Sinead M Brown
Printed Name

My Commission Expires: 5/14/25

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Suzanne Stewart Bailey, PR of the Estate of Jo Ann Stewart
Mailing Address 2102 Jackson Bend
Huntsville, AL 35803

Grantee's Name Suzanne Stewart Bailey, Teri Dana Stewart, Bethany Lynn Stewart
Mailing Address 2102 Jackson Bend
Huntsville, AL 35803

Property Address
Parcel #: 09-1-11-0-000-004.000
Mountain Brook, AL 35223

Inheritance
Date of Sale 07/02/2021

Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ 129,000.00

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 _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 06/07/2022 02:48:37 PM
 \$30.00 JOANN
 20220607000228850

If the conveyance document presented for recordation contains a required information referenced above, the filing of this form is not required. *Alvin S. Bayl*

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 5-4-22

Print Suzanne Stewart Bailey

Sign Suzanne Stewart Bailey as Personal Representative of the Estate of Jo Ann Stewart
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1