

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF,  
AND TO MAKE DISTRIBUTION PURSUANT TO, ITEM IV OF THE  
LAST WILL AND TESTAMENT OF ANTHONY L. CICIO, SR., DECEASED,  
ADMITTED TO PROBATE IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMA, AS CASE NO. 21BHM003001.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND  
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA        )  
  )  
COUNTY OF SHELBY        )

Send Tax Notice to:  
Yvonne A. Cicio  
3128 North Woodridge Road  
Mountain Brook, AL 35223

**PERSONAL REPRESENTATIVE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**YVONNE A. CICIO, AS PERSONAL REPRESENTATIVE OF THE  
ESTATE OF ANTHONY L. CICIO, SR., DECEASED,  
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, CASE NO. 21BHM003001,  
whose mailing address is 2153 14th Ave S, Birmingham Alabama 35205**

(hereinafter referred to as "Grantor"), in hand paid by

**YVONNE A. CICIO,**  
whose mailing address is **3128 North Woodridge Road, Mountain Brook, AL 35223**

(herein referred to as "**Grantee**"), the following described real property situated in Shelby County, Alabama [herein referred to as the "**Property**;" **the Property having an Assessor's Market Value of \$168,320.00**, as can be verified by the records of the Shelby County, Alabama Revenue Commissioner (the Property being identified as Parcel No. 22-1-11-0-000-012.003)], to-wit:

**See Exhibit "A" attached hereto and made a part hereof for  
Legal Description of Property**

**This conveyance is made subject to the following:**

1. Taxes and assessments for the current and subsequent years not yet due and payable.

2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs and assigns of the Grantee, in fee simple forever.

**NOTES:**

1. Anthony L. Cicio, Sr. (the "**Decedent**"), being one and the same person as Anthony Cicio, Sr., died, a married man, on or about November 21, 2021, and his Last Will and Testament dated June 24, 2011, and amended by that certain Codicil to the Last Will and Testament dated April 24, 2020 (as amended, the "**Decedent's Will**"), was duly admitted to probate in the Probate Court of Jefferson County, Alabama, as Case No. 21BHM003001. Pursuant to Letters Testamentary issued in said case on December 13, 2021, the Decedent's wife, Yvonne A. Cicio, was appointed as Personal Representative of the Decedent's estate, and continues to serve in said capacity at the time of execution of this Deed.

2. The Decedent acquired the Property by deed from Randall H. Goggans, dated December 13, 2002, and recorded on December 17, 2002, as Instrument No. 20021217000631990, in the Probate Office of Shelby County, Alabama.

3. Pursuant to Paragraph (A) of Article II of the Decedent's Will, all of the residuary estate of the Decedent, which includes the Property, was devised to the Decedent's wife, Yvonne A. Cicio, and this Deed is being executed to evidence and complete the distribution and conveyance of the Property to the said Yvonne A. Cicio, being the Grantee herein.

4. This instrument is being executed by the undersigned solely in the fiduciary capacity as set forth herein, 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 solely to the property now or hereafter held by her as the Personal Representative of the Decedent's estate.

5. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the undersigned hereby attests that, to the best of the undersigned's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form, and that such information so contained in this document is true and accurate. The undersigned further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

**[Remainder of Page Intentionally Left Blank -  
Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 12<sup>th</sup> day of July, 2022.

GRANTOR:

Yvonne A. Cicio  
Yvonne A. Cicio, as Personal Representative of the Estate of Anthony L. Cicio, Sr., Deceased

STATE OF ALABAMA        )  
  :  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Yvonne A. Cicio, whose name as Personal Representative of the Estate of Anthony L. Cicio, Sr., 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 said conveyance, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

GIVEN under my hand and seal, this 12<sup>th</sup> day of July, 2022.

[SEAL]

Anthony L. Cicio Jr.  
Notary Public  
My Commission Expires: May 18, 2026

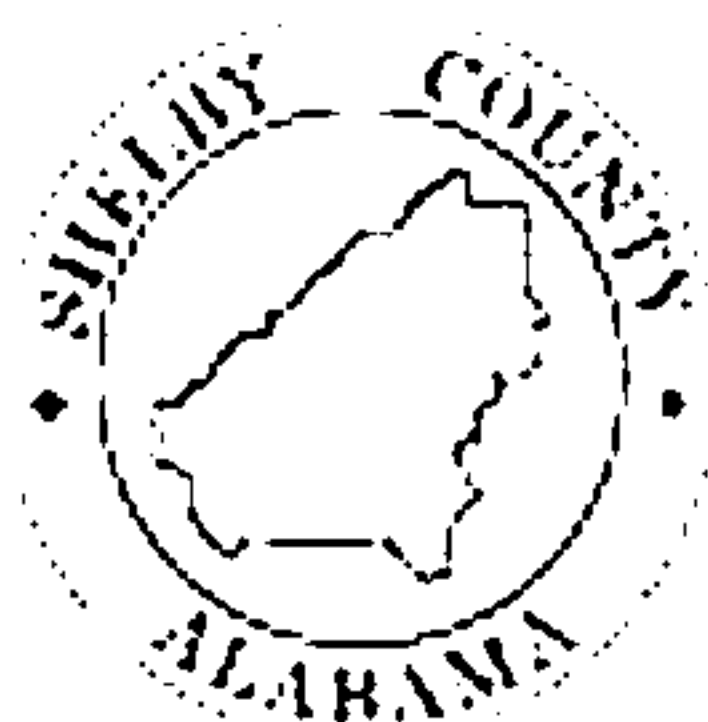
**This document prepared by:**  
J. Winston Busby, Esq.  
Dentons Sirote PC  
2311 Highland Avenue South (35205)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

A part of the SE ¼ of the NE ¼ of Section 11, Township 21 South, Range 2 West;  
Beginning at a 5/8 inch rebar being locally accepted as the NW corner of the SE ¼ of the NE ¼ of Section 11, Township 21 South, Range 2 West, said point being the point of beginning; thence South 03 deg. 26 min. 17 sec. East a distance of 730.52 feet; thence South 30 deg. 47 min. 34 sec. West a distance of 255.03 feet; thence South 30 deg. 49 min. 43 sec. East a distance of 158.39 feet; thence South 60 deg. 08 min. 40 sec. East a distance of 84.45 feet; thence South 03 deg. 26 min. 17 sec. East a distance of 222.57 feet; thence North 88 deg. 31 min. 39 sec. East a distance of 797.42 feet; thence North 41 deg. 12 min. 38 sec. East a distance of 322.29 feet; thence North 48 deg. 26 min. 04 sec. East a distance of 148.83 feet; thence North 28 deg. 34 min. 35 sec. East a distance of 72.73 feet to a point lying on the Westerly right of way of Shelby County Road No. 331, point also being the beginning of a curve to the left, having a radius of 1260.00 feet; a central angle of 09 deg. 23 min. 44 sec. and subtended by a chord which bears North 27 deg. 32 min. 13 sec. West a chord distance of 206.39 feet; thence along the arc a distance of 206.62 feet; thence North 32 deg. 14 min. 04 sec. West a distance of 875.64 feet; thence South 89 deg. 56 min. 10 sec. West and leaving said right of way a distance of 674.17 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/27/2022 08:11:16 AM  
\$32.00 JOANN  
20220727000293350

*Allie S. Bayl*