



20220802000301530 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/02/2022 10:40:02 AM FILED/CERT

SEND TAX NOTICE TO:

Kristina Lynn Austin
128 Auburn Road
Indian Springs, AL 35124

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Janice Sylvia Dahl Austin, also known as Janice D. Austin (the "Decedent"), died on November 2, 2021, a resident of the State of Alabama, and the will of the Decedent (the "Will"), was admitted to probate by the Probate Court of Shelby County, Alabama (Case No. PR-2021-001028) on December 3, 2021; and

WHEREAS, James D. Austin, Jr., the spouse of the Decedent, died on March 29, 2019, predeceasing the Decedent; and

WHEREAS, the undersigned, Kristina Lynn Austin (the "Personal Representative"), was appointed as the Personal Representative of the Will by the Probate Court of Shelby County, Alabama on December 3, 2021, and is now acting as such Personal Representative; and

WHEREAS, Kristina Lynn Austin is also the sole distributee of the residuary estate of the Decedent under the Will; and

WHEREAS, the real property described hereafter constitutes part of the net residuary estate of the Decedent; and

WHEREAS, the Personal Representative is executing this deed for the purpose of perfecting and confirming that the Decedent's interest in the real property described hereafter passed to Kristina Lynn Austin, as a portion of her distributive share of the estate of the Decedent under the Will;

NOW THEREFORE, in consideration of the premises, and the sum of TEN DOLLARS (\$10.00), in hand paid to the undersigned, as Personal Representative, the receipt and sufficiency of which is hereby acknowledged, Kristina Lynn Austin, as Personal Representative of the Will of Janice Sylvia Dahl Austin, deceased, does by these presents grant, bargain, sell and convey unto Kristina Lynn Austin the following described real property situated in Shelby County, Alabama:

Lot 10, Sector 2, Spring Garden Estates as shown by map recorded in Map Book 5, page 12 in the Probate Records of Shelby County, Alabama.

Subject to all easements, restrictions and reservations of record, and to current and future taxes.

NO TITLE OPINION WAS REQUESTED AND NONE WAS PERFORMED.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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TO HAVE AND TO HOLD the same unto Kristina Lynn Austin, her heirs and assigns, in fee simple forever.

It is the intention of the Personal Representative to reflect the conveyance under the Will to Kristina Lynn Austin, of all the Decedent's interest in the above-described real property, whether accurately described above or not.

The undersigned executes this Personal Representative's Deed solely in her capacity as Personal Representative, and nothing herein shall be construed to impose liability on her in her individual capacity.

Grantor's Mailing Address: 128 Auburn Road, Indian Springs, Alabama 35124
Grantee's Mailing Address: 128 Auburn Road, Indian Springs, Alabama 35124
Property Address: 128 Auburn Road, Indian Springs, Alabama 35124
Assessor's Market Value: \$255,040.00

I attest, to the best of my knowledge and belief that the above information 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 Section 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned Kristina Lynn Austin has executed this Deed as Personal Representative of the Will of Janice Sylvia Dahl Austin, deceased, on this 26th day of July, 2022.

Kristina Lynn Austin
Kristina Lynn Austin, Personal Representative
of the Will of
Janice Sylvia Dahl Austin, deceased

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Kristina Lynn Austin, whose name as Personal Representative of the Will of Janice Sylvia Dahl Austin, deceased, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, 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 26th day of July, 2022.

Stephen K. Greene
Notary Public
My Commission Expires: 4/11/24

(SEAL)

THIS INSTRUMENT PREPARED BY:
Stephen K. Greene
Stephen K. Greene, LLC
400 Union Hill Drive, Suite 100
Birmingham, AL 35209

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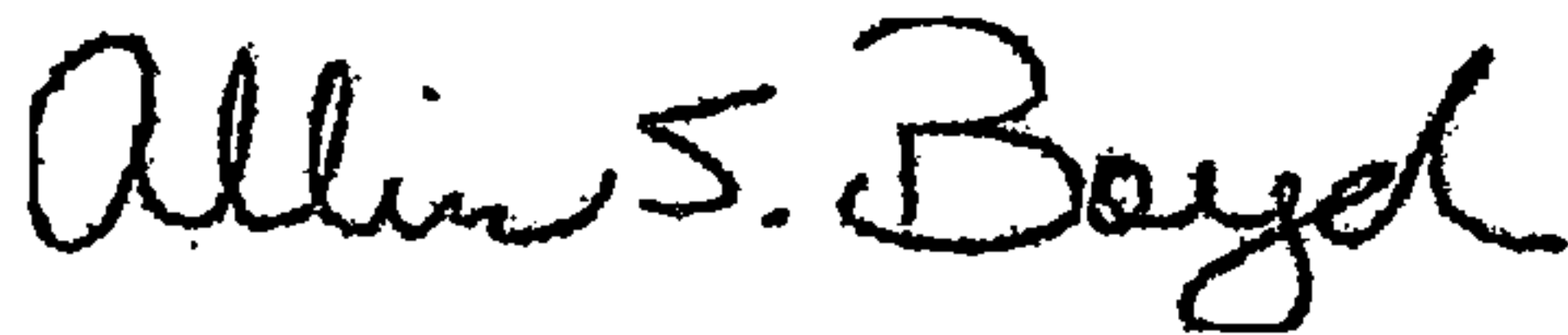
LETTERS TESTAMENTARY

**THE STATE OF ALABAMA
COURT OF PROBATE**

**SHELBY COUNTY
CASE NO. PR-2021-001028**

The Will of **JANICE SYLVIA DAHL AUSTIN**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **KRISTINA LYNN AUSTIN**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-8-76 (1975, as amended), the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under Ala. Code, §43-2-843 (1975, as amended), unless expressly modified in the Will and subject to the following restrictions: **If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.**

Witness my hand and dated this 3rd day of December, 2021.



ALLISON S. BOYD
JUDGE OF PROBATE

**THE STATE OF ALABAMA
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **KRISTINA LYNN AUSTIN**, as Personal Representative(s) of the Will of **JANICE SYLVIA DAHL AUSTIN**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 3rd day of December, 2021.



CHIEF CLERK

