

SEND TAX NOTICE TO:  
Hansell L. Boehme, Trustee  
10 Crestview Circle  
Birmingham, AL 35213

PERSONAL REPRESENTATIVE’S DEED

STATE OF ALABAMA        )  
  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, **Wells Fargo Bank N.A., as Personal Representative of the Estate of Gabrielle H. Lynn, Jefferson County Probate Case No. 19BHM01419** (hereinafter referred to as “Grantor”), in hand paid by **Hansell L. Boehme, as Trustee of The Hansell L. Boehme GST TRUST (2007)** (hereinafter referred to as “Grantee”), the receipt whereof is hereby acknowledged, the said Grantor, does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate and the improvements thereon being situated in Shelby County, State of Alabama as more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property”).

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting the Property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the Property together with any 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 conveyed herein and any taxes or assessments now or hereafter becoming due against said property. *No title examination was conducted by the preparer of this deed.*

**TO HAVE AND TO HOLD** the aforegranted real estate, together with improvements and appurtenances thereunto appertaining, unto the Grantee, its heirs and assigns forever.

This conveyance is executed without warranty or representation of any kind on the part of the Personal Representative, express or implied.

This instrument is executed by Wells Fargo Bank, N.A., solely as Personal Representative of the Estate of Gabrielle H. Lynn, Jefferson County Probate Case No. 19BHM01419 and in its capacity as Personal Representative and under its powers and authority as said Personal Representative and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wells Fargo Bank, N.A., in its individual or corporate capacity. It is understood that Wells Fargo Bank, N.A., is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

The following is submitted in lieu of the Real Estate Sales Validation Form RT-1 pursuant to Code of Alabama 1975, Section 40-22-1:

- 1. The Property address is 9921 Highway 11, Chelsea, AL 35043.
- 2. Grantor’s address is c/o Wells Fargo Bank, N.A., 1901 6th Avenue North, 4<sup>th</sup> Floor – W0205-040, Birmingham, AL 35203.
- 3. Grantee’s address is 10 Crestview Circle, Birmingham, AL 35213
- 4. The date of the transfer is the date of this deed.
- 5. The value of the Property being conveyed is \$2,119,263.27 and is based on an appraisal of the Property obtained by the Grantor.

**IN WITNESS WHEREOF**, Wells Fargo Bank, N.A., in its capacity as Personal Representative, has caused this deed to be executed for it and in its name by Paul Z. Metz, its Senior Vice President, who is duly authorized, this the 2nd day of AUGUST, 2022.

Wells Fargo Bank, N.A., as Personal Representative of the Estate of Gabrielle H. Lynn, Jefferson County Probate Case No. 19BHM01419

By: Paul Z. Metz  
Paul Z. Metz  
Its Senior Vice President

**PERSONAL REPRESENTATIVE'S ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

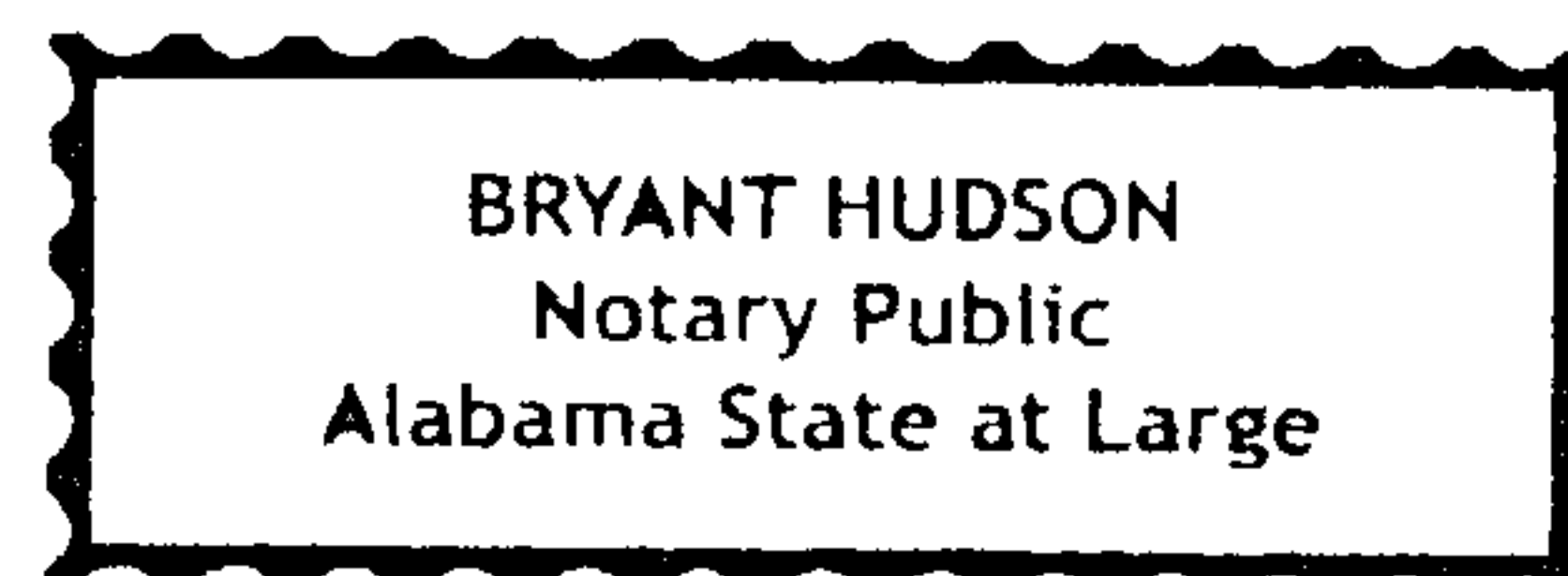
I hereby certify that Paul Z. Metz, whose name as Senior Vice President, of Wells Fargo Bank, N.A., as Personal Representative of the Estate of Gabrielle H. Lynn, Jefferson County Probate Case No. 19BHM01419 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on behalf of Wells Fargo Bank, N.A., in its capacity as such Personal Representative.

Given under my hand this the 2<sup>nd</sup> day of August 2022.

(SEAL)

Bryant Hudson  
NOTARY PUBLIC

My Commission Expires: Sep 10, 2023



My Commission Expires  
September 10, 2023

THIS INSTRUMENT PREPARED BY:  
Norman M. Orr  
Burr & Forman LLP  
420 N. 20th Street, Ste. 3400  
Birmingham, AL 35203



Exhibit "A"  
Legal Description of the Property

PARCEL 1 OF 3:

A parcel of land being situated in the Southwest one-quarter of Section 31, Township 19 South, Range 01 West, Shelby County, Alabama and being more particularly described as follows:

Begin at a found capped rebar stamped (Paragon) marking the Northwest corner of the Southwest one-quarter of said Section 31, thence leaving said Northwest corner, run North 88 degrees 29 minutes 53 seconds East along the North line of said Southwest one-quarter for a distance of 1298.38 feet to a found capped rebar stamped (Paragon) marking the Northeast corner of the Northwest one-quarter of the Southwest one-quarter; thence leaving said North line, run South 04 degrees 54 minutes 12 seconds West for a distance of 19.82 feet to a found open pipe in a rock pile; thence run South 14 degrees 10 minutes 33 seconds East for a distance of 713.39 feet to a found capped rebar lying on the Northerly Right of Way of County Road 11 (80 foot Right of Way); thence run South 56 degrees 31 minutes 15 seconds West along said Northerly Right of Way for a distance of 698.40 feet to a set capped rebar stamped (GSA); thence run South 55 degrees 47 minutes 57 seconds West along said Northerly Right of Way for a distance of 1050.71 feet to a set capped rebar stamped (GSA) lying on the West line of said Section 31; thence leaving said Northerly Right of Way, run North 00 degrees 40 minutes 21 seconds West along said West line for a distance of 1653.35 feet to the POINT OF BEGINNING. Said parcel contains 1,667,032 square feet or 38.27 acres more or less.

PARCEL 2 OF 3:

A parcel of land being situated in the Southeast One-Quarter of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at a found crimp marking the Southwest corner of the Southwest One-Quarter of the Southeast One-Quarter of said Section 36, thence run North 00 degrees 14 minutes 08 seconds West along the West line of said Southeast One-Quarter for a distance of 1,121.49 feet to a set capped rebar stamped (GSA); thence continue along the last described course and said West line for a distance of 55.00 feet to a point lying on the Southerly Right of Way of CSX Transportation Railroad (200' Right of Way); thence leaving said West line, run North 42 degrees 25 minutes 55 seconds East along said Southerly Right of Way for a distance of 354.79 feet to a set capped rebar stamped (GSA), said point lying on a curve to the right with a radius of 2,755.28 feet, a central angle of 12 degrees 59 minutes 03 seconds, a chord bearing of North 48 degrees 55 minutes 26 seconds East and a chord distance of 623.06 feet; thence run along the arc of said curve and said Southerly Right of Way for a distance of 624.39 feet to a set capped rebar stamped (GSA); thence run North 55 degrees 23 minutes 23 seconds East for a distance of 2,309.79 feet to a set capped rebar stamped (GSA) lying on the East line of said Section 36; thence run South 00 degrees 40 minutes 21 seconds East along said East line for a distance of 2,231.05 feet to a found capped rebar stamped (GSA) lying on the Northerly Right of Way of Shelby County Road 11 (80' Right of Way); thence leaving said East line, run South 55 degrees 39 minutes 27 seconds West along said Northerly Right of Way for a distance of 1,152.75 feet to a set capped rebar stamped (GSA), said point lying on a curve to the right with a radius of 2,251.64 feet, a central angle of 01 degrees 47 minutes 04 seconds, a chord bearing of South 56 degrees 32 minutes 59 seconds West and a chord distance of 70.13 feet; thence run along the arc of said curve and said Northerly Right of Way for a distance of 70.13 feet to a found capped rebar stamped (JAM); thence leaving said Northerly Right of Way, run North 01 degrees 25 minutes 47 seconds East for a distance of 141.89 feet to a found crimp; thence run South 64 degrees 52 minutes 01 seconds West for a distance of 379.60 feet to a set capped rebar stamped (GSA); thence run South 62 degrees 16 minutes 01 seconds West for a distance of 220.47 feet to a found 1/2 inch rebar; thence run South 62 degrees 15 minutes 56 seconds West for a distance of 70.00 feet to a point; thence run South 54 degrees 26 minutes 56 seconds West for a distance of 180.59 feet to a set capped rebar stamped (GSA) lying on the South line of said Section 36; thence run North 88 degrees 42 minutes 38 seconds West along the South line of said Section 36 for a distance of 877.21 feet to the POINT OF BEGINNING. Said parcel contains 5,174,844 square feet or 118.80 acres more or less.

## PARCEL 3 OF 3:

A parcel of land being situated in the Southeast One-Quarter of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found capped rebar stamped (Paragon) marking the Northwest corner of the Southwest One-Quarter of the Northeast One-Quarter of said Section 36; thence run South 00 degrees 14 minutes 08 seconds East along the West line of said Southeast One-Quarter of Section 36 for a distance of 2,466.99 feet to a point lying on the Northerly Right of Way of CSX Transportation Railroad (200' Right of Way); thence run North 42 degrees 34 minutes 34 seconds East along said Northerly Right of Way for a distance of 128.48 feet to a found capped rebar stamped (Paragon); said point lying on a curve to the right with a radius of 2,964.93 feet, a central angle of 12 degrees 59 minutes 03 seconds, a chord bearing of North 49 degrees 04 minutes 05 seconds East and a chord distance of 670.47 feet; thence run along the arc of said curve and said Northerly Right of Way for a distance of 671.91 feet to a found capped rebar stamped (Paragon); thence run North 55 degrees 32 minutes 02 seconds East along said Northerly Right of Way for a distance of 865.63 feet to a found capped rebar stamped (Paragon) marking the POINT OF BEGINNING; thence leaving said Northerly Right of Way, run North 00 degrees 25 minutes 49 seconds West for a distance of 101.77 feet to a found capped rebar stamped (Paragon); thence run South 88 degrees 46 minutes 38 seconds East for a distance of 144.56 feet to a found capped rebar stamped (Paragon) lying on the aforementioned Northerly Right of Way of CSX Transportation Railroad; thence run South 55 degrees 32 minutes 02 seconds West along said Northerly Right of Way for a distance of 174.37 feet to the POINT OF BEGINNING. Said parcel contains 7,353 square feet or 0.17 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	Wells Fargo Bank N.A., as Personal Representative of the Estate of Gabrielle H. Lynn, Jefferson County Probate Case No. 19BHM01419	Grantee's Name	Hansell L. Boehme, as Trustee of The Hansell L. Boehme GST TRUST (2007)
Mailing Address	Wells Fargo Bank, N.A. 1901 6th Avenue North, 4th Floor - W0205-040 Birmingham, AL 35203	Mailing Address	10 Crestview Circle Birmingham, AL 35213
Property Address	9921 Highway 11, Chelsea, AL 35043	Date of Sale	<u>August 2</u> , 2022
		Total Purchase Price	\$2,119,263.27
		Actual Value	<b>THIS CONVEYANCE IS MADE PER THE WILL OF THE DECEDENT</b>
		or Assessor's Market Value	\$

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):

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> Closing Statement	

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: August 2, 2022

X Unattested

20220803000302840 08/03/2022 08:13:44 AM EXEDEED 6/6

**GRANTOR:**

Wells Fargo Bank, N.A., as Personal Representative of the  
Estate of Gabrielle H. Lynn, Jefferson County Probate Case  
No. 19BHM01419

By: Paul Z. Metz  
Paul Z. Metz  
Its Senior Vice President

This instrument is executed by Wells Fargo Bank, National Association solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wells Fargo Bank, National Association in its individual or corporate capacity. It is understood that Wells Fargo Bank, National Association is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2022 08:13:44 AM  
\$38.00 BRITTANI  
20220803000302840

*Allen S. Bayl*