

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Rebecca C. Gibson
1763 South Pointe Drive
Hoover, AL. 35244

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Kathryn B. Carey, died on or about July 25, 2022 testate. The Shelby County, Alabama Probate Court, Case Number PR-2022-000744, issued "Letters Testamentary" on August 10, 2022 appointing Bruce J. Carey as the Personal Representative of the estate of Kathryn B. Carey. In accordance with the terms of the decedent's duly admitted Last Will & Testament, Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Bruce J. Carey, individually and in his capacity as the duly appointed Personal Representative of the Estate of Kathryn B. Carey, (Shelby County Alabama Probate Case Number PR-2022-000744), (hereinafter referred to as GRANTOR) does convey unto Rebecca C. Gibson (herein referred to as GRANTEE, all the rights of Kathryn B. Carey in the following described real property, situated in the State of Alabama, County of Shelby, to wit:

Parcel 1

Legal Description

That certain parcel of land conveyed from Sherrell B. McClure and wife, Betty G. McClure to Joel L. Carey and Kathryn B. Carey on June 11, 1979 as recorded in Book 320, Page 520 in the Probate Office of Shelby County, Alabama.

Commence at the SE corner of the NW ¼ of the SW ¼ of Section 6, Township 21 South, Range 2 East; thence run West along the South line a distance of 180.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 25.00 feet to the North line of Kennedy Ave.; thence turn an angle of 90 deg. 00 min. to the left and run West along the line of Kennedy Ave. a distance of 156.00 feet to the point of beginning; thence continue in the same direction along the North line of Kennedy Ave. a distance of 168.05 feet to the P.C. of a curve, thence continue along said curve (whose Delta angle is 17 deg. 27 min. to the right, Tangent distance is 185.27 feet, Radius is 1206.03 feet, length of arc is 367.31 feet) to the P.T. of said curve; thence continue along the North R.O.W. line of Kennedy Ave. a distance of 80.88 feet; thence turn an angle of 70 deg. 01 min. to the right and run a distance of 132.45 feet; thence turn an angle of 89 deg. 09 min. to the left and run a distance of 172.58 feet; thence turn an angle of 90 deg. 04 min. to the right and run a distance of 90.00 feet; thence turn an angle of 83 deg. 55 min. to the left and run a distance of 185.85 feet to the East margin of Hebb St.; thence turn an angle of 34 deg. 13 min. to the right and run along the East margin of Hebb St. a distance of 194.51 feet; thence turn an angle of 90 deg. 51 min. to the right and a distance of 973.73 feet; thence turn an angle of 88 deg. 59 min. to the right and run a distance of 496.81 feet to the point of beginning.

LESS AND EXCEPT that portion of the lands described above conveyed by Joel L. Carey and wife, Kathryn Carey, to Jack C. Ingram and Wilma B. Ingram on September 18, 1986 as recorded in Real Book 92, Page 55 and described as:

Commence at the Southeast corner of the NW ¼ of the SW ¼ of Section 6, Township 21 South, Range 2 East; thence run Westerly along the South line of said ¼ ¼ for 180.00 feet; thence turn angle of 90 degrees 00 minutes to the right and run 25.00 feet to the North line of Kennedy Avenue; thence turn an angle of 90 degrees 00 minutes to the left and run along the North line of Kennedy Avenue for 324.05 feet to a point; thence continue along said North line of Kennedy Avenue along a curve to the right (Radius – 1206.03 feet and concave Northerly) for an arc distance of 353.19 feet to the point of beginning of the parcel of land herein described; thence continue along said curve for an arc distance of 14.12 feet to the P.T. of the curve; thence continue along said North line of Kennedy Avenue along a tangent section for 80.88 feet to a point; thence turn an angle of 70 degrees 01 minutes to the right and run 132.45 feet to a point; thence turn an angle of 90 degrees 51 minutes to the right and run 115.02 feet to a point; thence turn an angle of 98 degrees 06 minutes 10 seconds to the right and run 165.15 feet to the point of beginning. Said parcel of land lying in the NW ¼ of the SW ¼, Section 6, Township 21 South, Range 2 East, and contains 0.35 acres. Situated in Shelby County, Alabama.



20220916000360170 2/6 \$38.00
Shelby Cnty Judge of Probate, AL
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Parcel 2

ADDED AND ANNEXED to the above is that that certain parcel of property conveyed from Richard D. Vick to Kathryn B. Carey on December 22, 2003 as recorded as Instrument No. 20031222000821760 and filed in the Probate Office of Shelby County, Alabama on December 22, 2003 and described as:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama; thence proceed North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 226.11 feet to a point; thence turn an angle of 88 deg. 47 min. to the right and proceed Easterly for a distance of 20.07 feet to the point of beginning of lot herein described. From this beginning point continue Easterly for a distance of 180.29 feet; thence turn an angle 89 deg. 56 min. to the left and proceed Northerly for a distance of 90 feet to a point; thence turn an angle of 83 deg. 55 min. to the left and proceed Westerly for a distance of 185.85 feet to a point; thence turn an angle of 98 deg. 24 min. to the left and proceed Southerly along the East side of Hebb Street for a distance of 110 feet to the point of beginning.

The above described land is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and contains 0.42 acres.

LESS AND EXCEPT that certain parcel of land conveyed from Kathryn B. Carey to the Town of Wilsonville in Shelby County, Alabama on July 16, 2015 recorded as Instrument No. 20150817000285540 in the Probate Office of Shelby County, Alabama on August 17, 2015.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONVEYED HEREBY AND INCORPORATED HEREIN

LESS AND EXCEPT that certain parcel of land conveyed from Kathryn B. Carey to the State of Alabama on October 30, 2015 recorded as Instrument No. 2015103000078890 in the Probate Office of Shelby County, Alabama on October 30, 2015.

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONVEYED HEREBY AND INCORPORATED HEREIN

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16TH day of September, 2022.

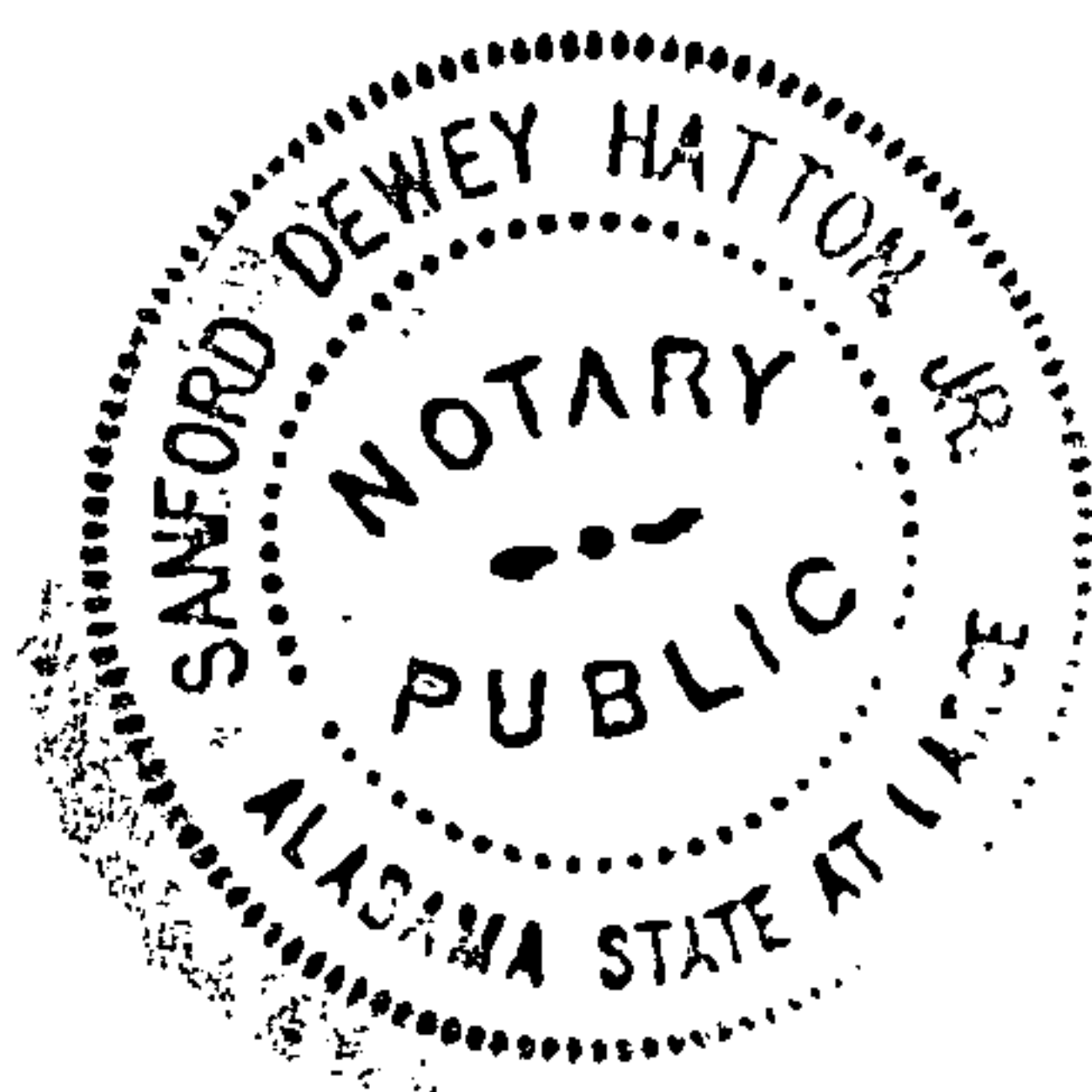


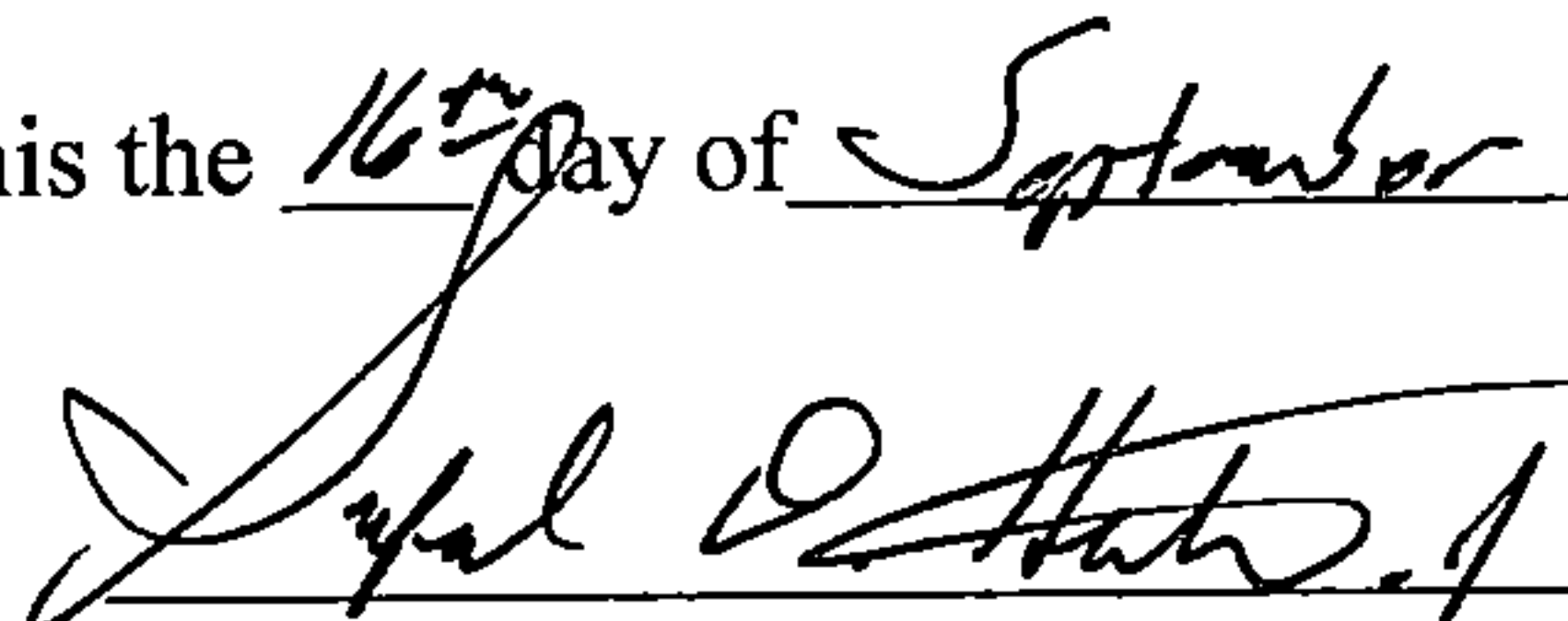
Bruce J. Carey, individually and as Personal Representative of
The Estate of Kathryn B. Carey

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bruce J. Carey, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, individually and in his capacity as Personal Representatives of the Estate of Kathryn B. Carey, executed the same voluntarily on the day the same bears date.

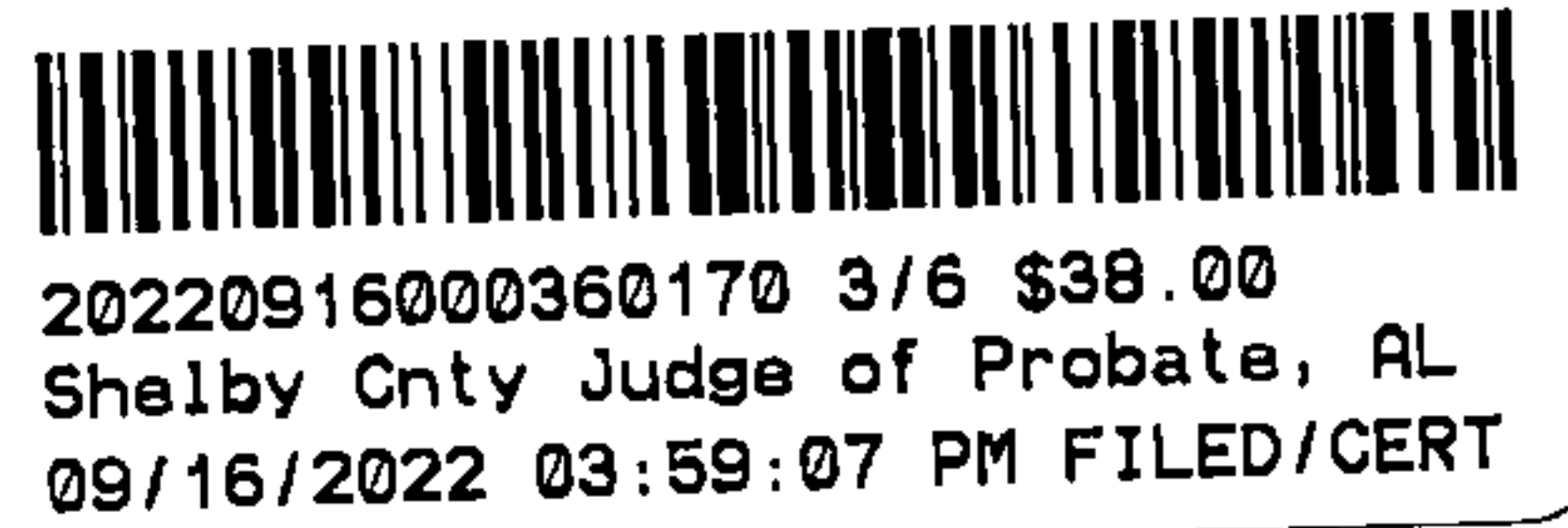
Given under my hand and official seal, this the 16TH day of September, 2022.





Notary Public
My Commission Expires: 08/26/2024

Exhibit 'A'



Wilsonville South Sidewalk

Legal Description for Sidewalk ROW & Temporary Construction Easement

Parcel 19 3 06 3 001 002.001

Area of Tract as Recorded: 9.00± Acres
Area of Required Sidewalk Right of Way: 0.05± Acres
Area of Required Temporary Right of Way: 0.02± Acres
Area of Tract after Sidewalk Right of Way: 8.95± Acres

A part of the Northwest Quarter of the Southwest Quarter, all located in Section 6, Township 21, Range 2 East, particularly described as follows.

Commence at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 6, Township 21, Range 2 East and run West along the South line of the Northwest Quarter of the Southwest Quarter a distance of 1303.35 feet thence; turn an angle of 90°00'00" to the right and run 335.99 feet to a point on the south property line of the parcel described in DB 320, PG 520, said point being the Point of Beginning of the Right of Way and a 5' Temporary Construction Easement abutting to and parallel to the following described line;

Thence turn an angle of 00°03'51" to the left and run 24.41 feet; thence turn an angle of 05°56'30" to the right and run 45.52 feet; thence turn an angle of 02°11'24" to the left and run 58.46 feet; thence turn an angle of 15°05'54" to the left and run 23.43 feet; thence turn an angle of 13°49'00" to the right and run 43.89 feet to a point on the property boundary described in DB 320 PG 520 and terminate the Temporary Construction Easement; thence turn an angle of 91°48'24" to the left and run 12.33 feet along said property boundary to the intersection of the property boundary and the easterly prescribed Right of Way of Hebb Road; thence turn an angle of 90°51'00" to the left and run 194.51 feet along the west boundary of the parcel described in DB 320 PG 520, said point line also being the easterly prescribed Right of Way of Hebb Road to the intersection of the property boundary and the prescribed Right of Way of Hebb Road; thence turn an angle of 85°16'58" to the left and run 5.90 feet along the property boundary to the Point of Beginning of said Right of Way.

The Temporary Construction Easement described above will revert back to the Owner on completion of the proposed work and will be placed in equal or better condition at project close.

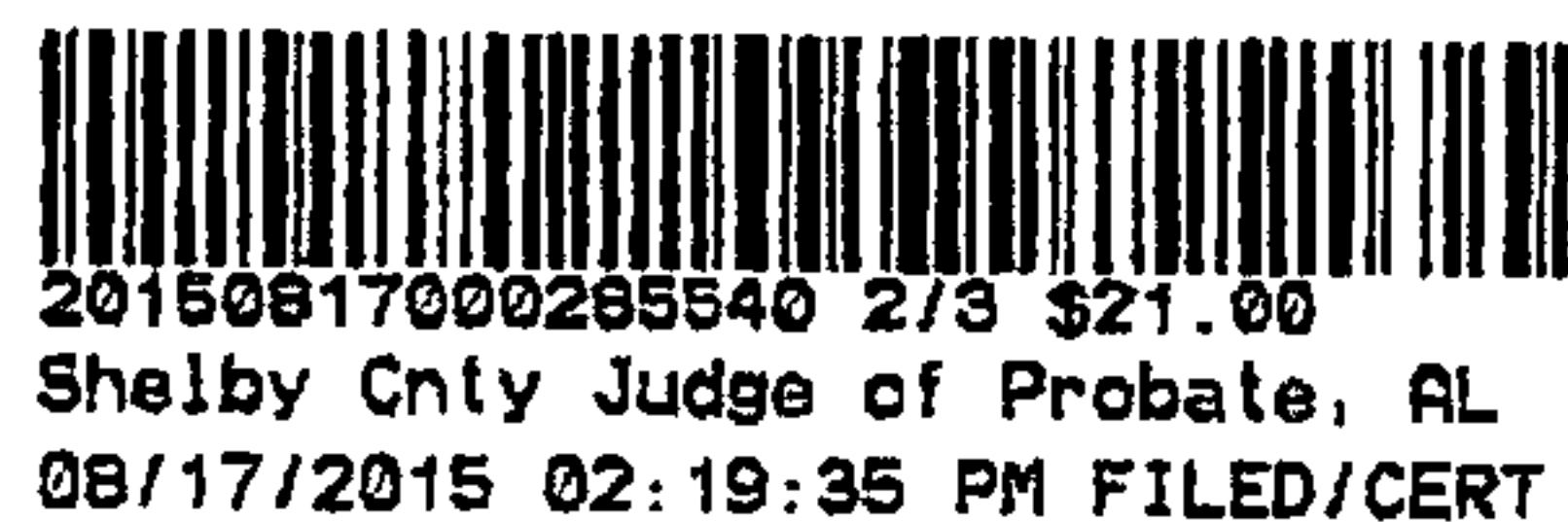


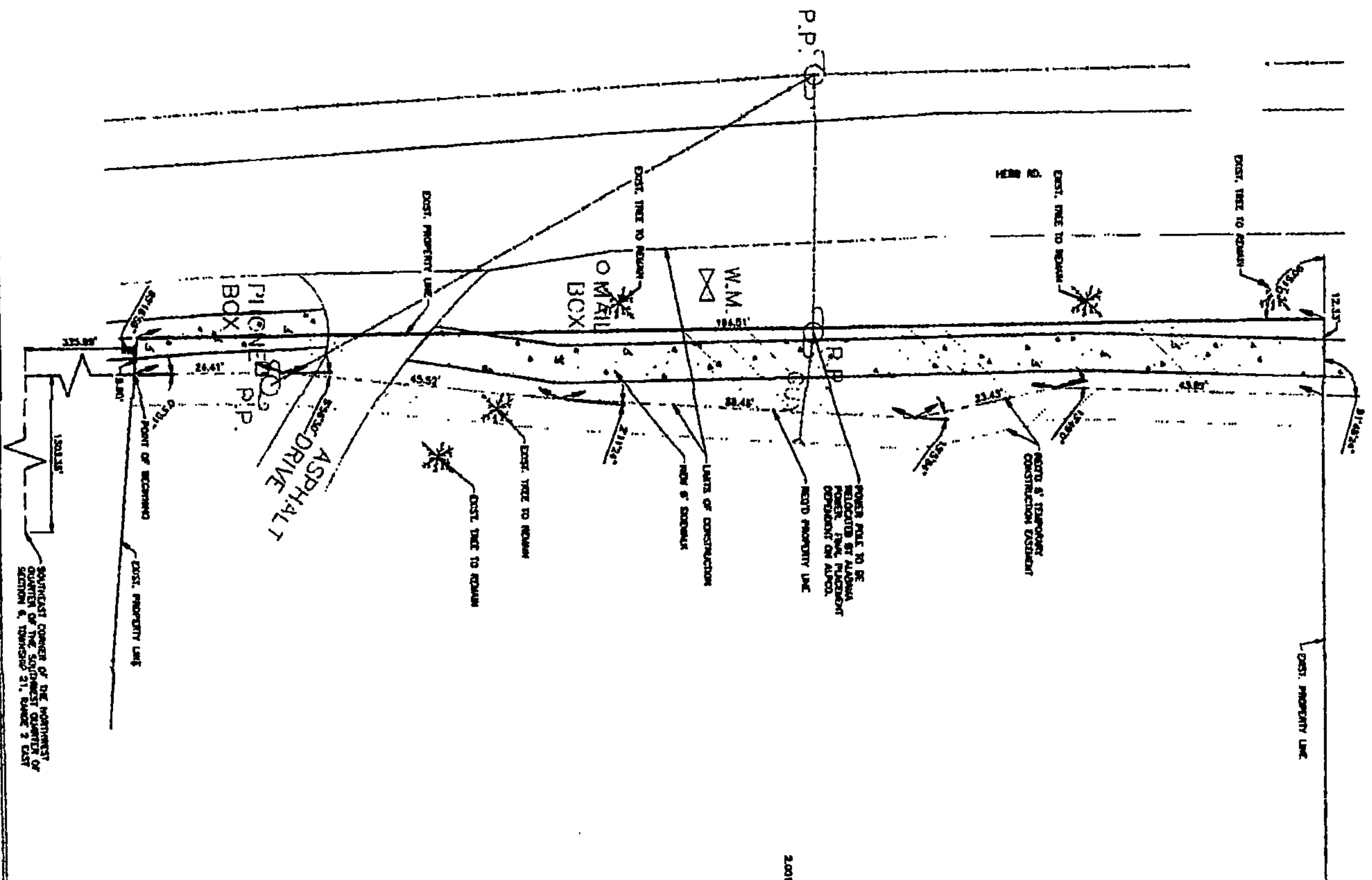
Figure 1

-----CUST. PROPERTY LINE
 -----CUST. PROPERTY LINE
 -----ADJACENT CONSTR. EASEMENT
 -----ROW AREA
 -----COST. EASEMENT AREA

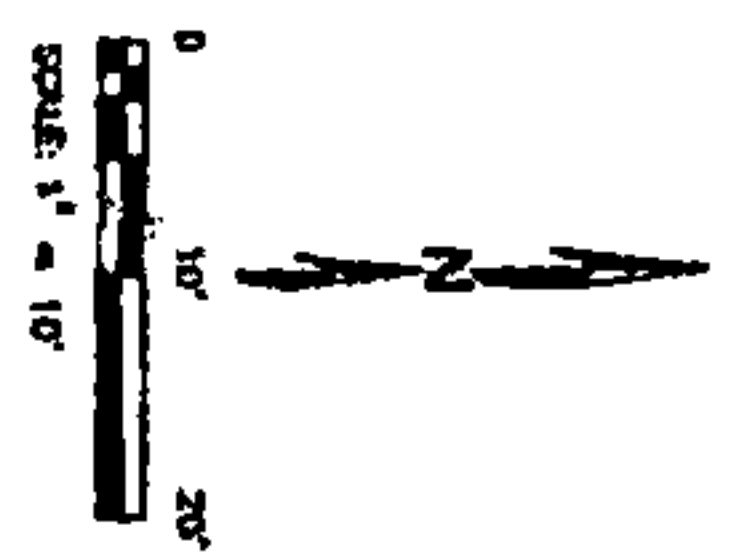
PERCENTAGE REDEMPTION
OWNER: EASTMAN B CARY
PARCELS: 16 3 06 5 001 003.001
AREA OF TRACT AS RETURNED = 8,034 ACRES (700 320 PG 530)
AREA OF ACED SURVEY NOW = 0.026 ACRES
AREA OF RCD TO REMAIN NOW = 0.026 ACRES
AREA OF TRACT AFTER SURVEY NOW = 8,034 ACRES



20220916000360170 4/6 \$38.00
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20150817000285540 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/17/2015 02:19:35 PM FILED/CERT



THE KELLEY GROUP

**205 S Seminary Street
Florence, Alabama 35030
Phone: 256.248.7030 Fax: 1.866.225.7488
civil • municipal • planning • grant writing**

civil • municipal • planning • grant writing

PARCEL 2.001

**ALDOT SIDEWALK PROJECT
TOWN OF WILSONVILLE
SHELBY COUNTY, ALABAMA**

DESIGNED BY RPT	DRAWN BY	CHECKED BY RKT	SCALE AS NOTED
DESIGN DATE 2/12/2015	DRAWN DATE 2/12/2015	PROJECT NUMBER 15026	

REVISIONS

#	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

**Parcel 1 of 1:**

Commencing at the SE corner of the NW 1/4 of the SW 1/4 of Section 6, Township 21, Range 2 East,

Thence West along the South line of the NW 1/4 of the SW 1/4 a distance of 1303.35 feet to a point.

Thence turn an angle of 90°00'00" to the right and run 335.99 feet to a point on the south property line of the parcel described in DB 320, PG 520 (said point offset 14.61 feet, more or less, and perpendicular to the centerline of construction at station 110+99.26), which is the point of BEGINNING;

Thence N 00°03'50.65" W and along the required R/W line, a distance of 24.41 feet to a point on the required R/W line (said point offset 15.72 feet, more or less, and perpendicular to the centerline of construction at station 110+74.95);

Thence N 05°52'38.98" E and along the required R/W line, a distance of 45.52 feet to a point on the required R/W line (said point offset 23.06 feet, more or less, and perpendicular to the centerline of construction at station 110+30.04);

Thence N 03°41'14.74" E and along the required R/W line, a distance of 58.46 feet to a point on the required R/W line (said point offset 28.98 feet, more or less, and perpendicular to the centerline of construction at station 109+71.17);

Thence N 11°24'39.26" E and along the required R/W line, a distance of 23.43 feet to a point on the required R/W line (said point offset 24.39 feet, more or less, and perpendicular to the centerline of construction at station 109+47.08);

Thence N 02°24'21.16" E and along the required R/W line, a distance of 43.89 feet to a point on the north property line of the parcel described in DB 320, PG 520 (said point offset 25.89 feet, more or less, and perpendicular to the centerline of construction at station 109+03.22);

Thence N 89°24'02.50" W and along the north property line of the parcel described in DB 320, PG 520, a distance of 12.33 feet to a point on the present R/W line on Hebb Road (said point offset 13.56 feet, more or less, and perpendicular to the centerline of construction at station 109+03.19);

Thence S 00°15'02.50" E and along the present R/W line on Hebb Road, a distance of 194.51 feet to a point on the present R/W line on Hebb Road (said point offset 8.77 feet, more or less, and is perpendicular to the centerline of construction at station 110+98.47);

Thence S 85°32'00.00" E and along the south property line of the parcel described in DB 320, PG 520, a distance of 5.90 feet to the place of BEGINNING, containing 0.05 acres, more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof



20220916000360170 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
09/16/2022 03:59:07 PM FILED/CERT

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 Kathryn B. Carey
Mailing Address: 19225 Drennan Road
Colorado Springs, CO. 80928

Grantee's Name: Rebecca C. Gibson
Mailing Address: 1763 South Pointe Dr.
Hoover, AL. 35244

Property Address: 175 Hebb Road
Wilsonville, AL. 35051

Date of Sale: _____
Total Purchase Price: \$ _____
Or
Actual Value: \$ 340,000.00
Or
Assessors 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)

☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date: 9/16/22

Print: Bruce J. Carey, Personal Representative

☐ Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one