

20221219000454310
12/19/2022 10:41:25 AM
EXEDED 1/6

This instrument prepared by:
Sarah P. Thomson, Esq.
(Without Opinion)
Leitman, Siegal & Payne, P.C.
1927 First Avenue North, Suite 101
Birmingham, Alabama 35203
(205) 986-5047

Send Tax Notice to:
Spencer Perry Towns
601 Stratton Court
Homewood, AL 35209

**(THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND IN
RELIANCE ON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR)**

PERSONAL REPRESENTATIVE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Camelia Gleason Becker, a/k/a Camelia Ann Becker, a/k/a Camelia G. Becker, (the "Decedent") died on February 15, 2022, and the will of the Decedent executed June 19, 2019 (the "Will") was admitted to probate in the Probate Court of Jefferson County, Alabama (Case No. 22BHM000876) on April 8, 2022;

WHEREAS, the undersigned, Tracey Denise Becker Towns, is the duly appointed and acting personal representative of the Decedent's estate (herein the "Personal Representative");

WHEREAS, at her death the Decedent owned the following-described real property in Shelby County, Alabama (the "Real Property") and this conveyance of the Real Property is as stated in paragraph H of Article II in the Will of the Decedent;

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the aforesaid transfer of title in the Real Property to Spencer Perry Towns and Tracey Denise Becker Towns, as custodian for Mitchell Becker Towns under the Alabama Uniform Transfer to Minors Act, as joint tenants, with right of survivorship.

NOW THEREFORE, in consideration of premises and pursuant to the Will, the Personal Representative does hereby grant, bargain, sell and convey to Spencer Perry Towns, a married man, and Tracey Denise Becker Towns, as custodian for Mitchell Becker Towns under the Alabama Uniform Transfer to Minors Act (herein referred to as "Grantees") the Decedent's interest in the following described real property lying and situated in Shelby County, Alabama, to wit:

Unit No. 6, as shown on the Amended Map of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, pages 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, page 16; Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, recorded in Instrument 1994-04159; Second Amended and Restated Declaration of Condominium, recorded in Instrument #1994-10609; Third Amended and Restated Declaration of Condominium as recorded in Instrument 20021105000547150, Fourth Amended and Restated Declaration of Condominium as recorded in Instrument 20050907000462110, Fifth Amended and Restated Declaration of Condominium as recorded in Instrument 20060424000189880; Sixth Amendment to Declaration of Condominium as recorded in Instrument 20180202000037210; together with in the Articles of Incorporation of Pumpkin Hollow Association, Inc., recorded as Exhibit D; and in Real 43, page 189 and the By Laws of Pumpkin Hollow Association, Inc., as recorded as Exhibit C, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument 1994-04160; Amendment to Amended and Restated By-Laws in Instrument 20060424000189890, Amendment to Amended and Restated By-Laws as recorded in Instrument 20110120000021450, Amendment to the By-Laws as recorded in Instrument 20180202000037220 together with an undivided interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, as amended, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

The subject property is not Decedent's homestead.

No survey was provided. No title exam was performed. No tax advice was given.

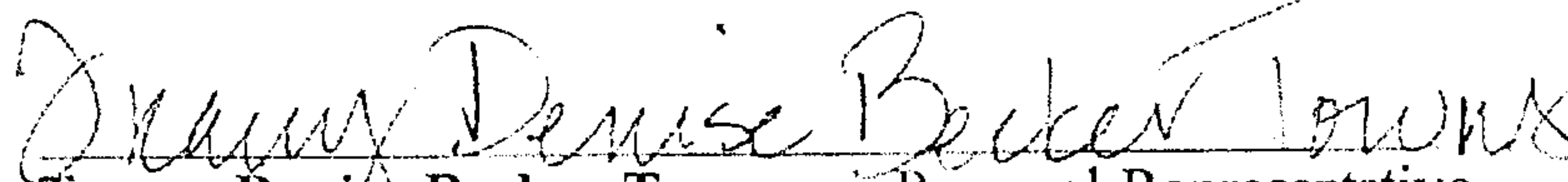
TO HAVE AND TO HOLD the same unto the said Grantees as joint tenants, with right of survivorship, their heirs, successors and assigns, in fee simple.

The undersigned makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the undersigned has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the date of acquisition thereof by the undersigned.

It is the intention of the undersigned to convey to Grantees all of the Decedent's interest in the above-described real property, whether accurately described hereinabove or not.

The undersigned has executed this deed solely in her capacity as the Personal Representative of the Decedent's estate, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, the undersigned, have executed this instrument as of this 15 day of December, 2022.

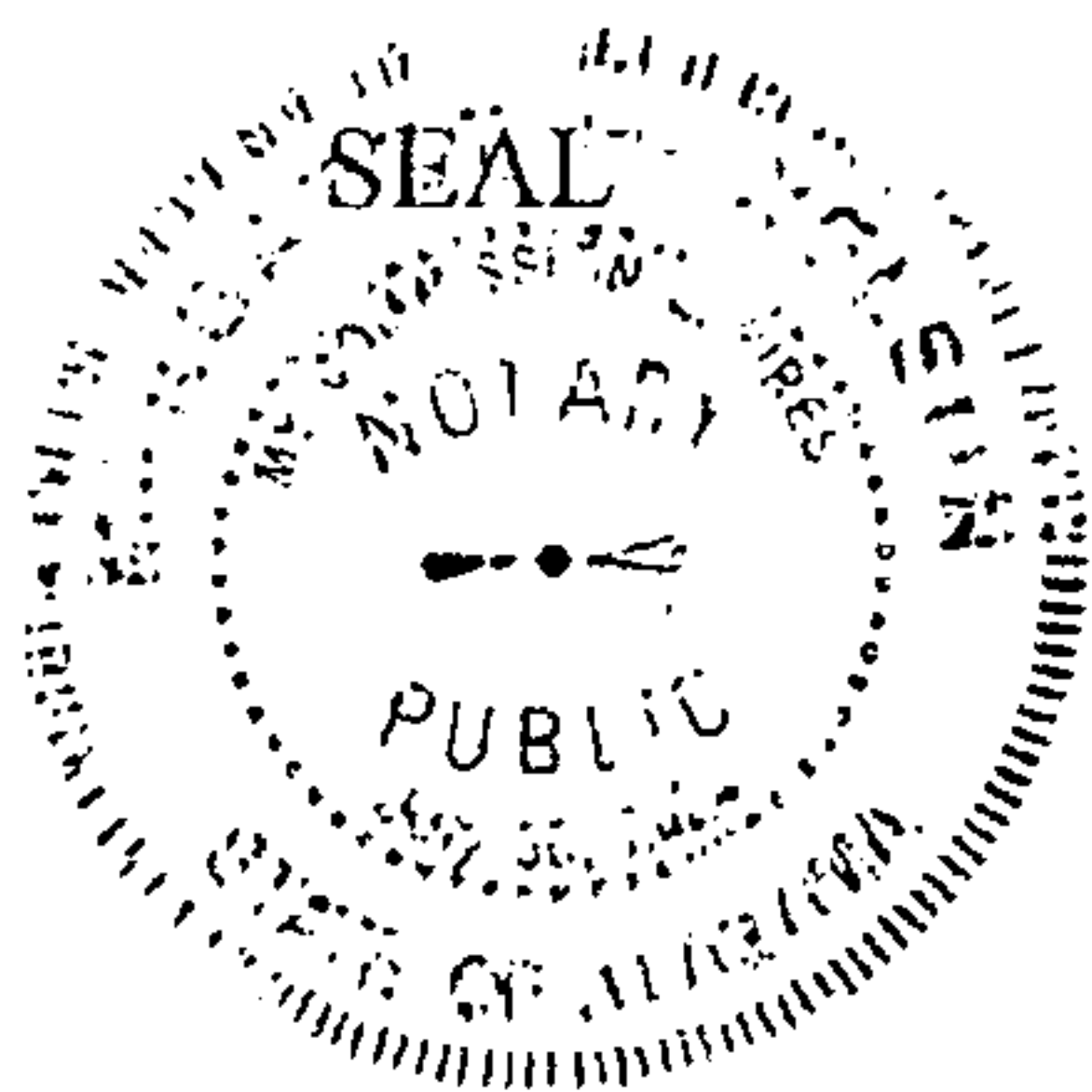

Tracey Denise Becker Towns, as Personal Representative
of the Estate of Camelia Gleason Becker, a/k/a Camelia Ann
Becker, a/k/a Camelia G. Becker, deceased

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Tracey Denise Becker Towns**, whose name as Personal Representative of the Estate of Camelia Gleason Becker, a/k/a Camelia Ann Becker, a/k/a Camelia G. Becker, (*Case No. 22BHM000876*), 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 such instrument, she executed the same voluntarily in such capacity and with full authority on this date.

Given under my hand and official seal this the 15th day of December, 2022.





Notary Public
My commission expires: 7/30/2024

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572 and 593, in Probate Office as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East.
3. Easement to Alabama Power Company as recorded in Deed Book 82, page 156 and instrument no. 1994-29780 as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East.
4. Title to minerals underlying caption lands situated in the E 1/2 of SE 1/4, and SW 1/4 of SE 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 445, in Probate Office.
5. Title to minerals underlying a portion of caption lands as reserved in deed from Champion International Corporation, to Charlotte W. Poe, recorded in Real Record 123, page 278, and Deed Book 356, page 667, in Probate Office.
6. Any portion of caption lands lying in Section 18 and 19, Township 18 South, Range 2 East, that may lie within a public road right of way.
7. Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in Probate Office.
8. Title to minerals underlying the N 1/2 of SW 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, page 977, in Probate Office.
9. Easement to Shelby County as recorded in Real Record 177, page 566, as to the SE 1/4 of SE 1/4 of SE 1/4, Section 18, Township 18 South, Range 2 East, in Probate Office.
10. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, page 593, as to the NW 1/4 of SE 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, in Probate Office.
11. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in Probate Office.
12. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Sections 35-8-1 and 35-8A Code of Alabama, 1975, and as set forth: in the Declaration of Condominium of Pumpkin Hollow – A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument

#1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609; in the Articles of Incorporation of Pumpkin Hollow Association, Inc., as recorded in Real Record 324, Page 16, at Page 661; and the Bylaws of Pumpkin Hollow Association, Inc., as recorded in Real Record 324, Page 16, at page 50, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument #1994-04160, and in any allied instrument referred to in any of the instruments aforesaid.

13. Easements as shown on all recorded maps of Pumpkin Hollow - A Condominium, as last amended.
14. Easement to Alabama Power Company recorded in Instrument No. 1995-12827 in Probate Office of Shelby County, Alabama.
15. Easement to Alabama Power Company and South Central Bell recorded in Instrument No. 1995-1628 in Probate Office.



Filed and Recorded 20221219000454310 12/19/2022 10:41:25 AM EXEDED 6/6
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2022 10:41:25 AM
\$41.00 BRITTANI
20221219000454310

Allen S. Beyle

Real Estate Sales Validation Form

This Document is filed in accordance with Code of Alabama 1975, Section 40-22-1

GRANTOR'S NAME: TRACEY DENISE BECKER TOWNS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAMELIA GLEASON BECKER a/k/a CAMELIA ANN BECKER a/k/a CAMELIA G. BECKER, deceased (Jefferson County Probate Court, Birmingham, Alabama Case # 22BHM000876)	GRANTEE'S NAME: SPENCER PERRY TOWNS and TRACEY DENISE BECKER TOWNS, as custodian for MITCHELL BECKER TOWNS under the Alabama Uniform Transfer to Minors Act
MAILING ADDRESS: 2401 Taralane Circle Birmingham, AL 35216	MAILING ADDRESS: 601 Stratton Court Birmingham, AL 35209
PROPERTY ADDRESS: Parcel No.: 05 4 20 0 000 001.006 Unit #6, Pumpkin Hollow Shelby County, Alabama	DATE OF DEED: 12/15/2022 TOTAL PURCHASE PRICE: \$ N/A ACTUAL VALUE: \$ N/A ASSESSOR'S MARKET VALUE: \$303,000.00 EXCEPTION TO RECORDING FEE: THIS DEED IS EXECUTED FOR A NOMINAL CONSIDERATION TO PERFECT TITLE AND TO CARRY OUT THE PROVISIONS OF LAST WILL AND TESTAMENT AS FILED IN PROBATE COURT OF JEFFERSON COUNTY, BIRMINGHAM, ALABAMA CASE # 22BHM000876.
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 type="checkbox"/> SALES CONTRACT <input type="checkbox"/> CLOSING STATEMENT <input type="checkbox"/> APPRAISAL <input checked="" type="checkbox"/> OTHER Assessor's Market Value THIS INSTRUMENT PREPARED BY: Sarah P. Thomson Leitman Siegal & Payne PC 1927 First Ave. North, Suite 10 Birmingham, AL 35203 205-986-5047	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 <u>Code of Alabama 1975</u> Section 40- 22-1(h). AGENT: <i>Sarah P. Thomson</i> Sign <i>Sarah P. Thomson</i> Sarah P. Thomson, Attorney at Law Subscribed, and sworn to before me this 19th day of December, 2022. <i>Beverly Findley</i> Notary Public My Commission Expires: 6/14/25

