



20230313000069090 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/13/2023 02:01:18 PM FILED/CERT

Send tax notice to:

Nancy M. Owen
302 11th Street SW
Alabaster, Alabama 35007

Assessor's Property Tax Parcel/Account
Number: 23 2 04 0 001 018.000

TITLE NOT EXAMINED

This instrument prepared by:
Brooke Everley Nicholson
Everley Law, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, William J. Conway (the "Decedent") died testate on August 1, 2021, and the Last Will and Testament of the Decedent dated September 24, 2015 (the "Will") was duly admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2021-000730);

WHEREAS, Nancy M. Owen, who resides at 302 11th Street SW, Alabaster, Alabama 35007, is the duly appointed and acting personal representative of the Will (the "Personal Representative");

WHEREAS, at the time of his death, the Decedent owned certain real property described below in this Personal Representative's Deed (the "Real Property");

WHEREAS, the Real Property is subject to disposition as part of the Decedent's residuary estate under Article II of the Will, which directs the Personal Representative to distribute all of the Decedent's residuary estate to his daughter, Nancy M. Owen, if living;

WHEREAS, the Decedent's daughter, Nancy M. Owen, did survive the Decedent;

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to Nancy M. Owen, who resides at 302 11th Street SW, Alabaster, Alabama 35007 (the "Grantee"), pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee, the Decedent's entire interest in and to the following real property situated in Shelby County, Alabama, to wit:

Lot 52, according to Woodland Hills, 1st Phase, Fourth Sector, as recorded in Map Book 6, page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever;
subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Nancy M. Owen, as Personal Representative
of the Estate of William J. Conway
302 11th Street SW
Alabaster, Alabama 35007

Grantee's Name and Mailing Address:

Nancy M. Owen
302 11th Street SW
Alabaster, Alabama 35007

Property Address: 101 Maple Street, Maylene, Alabama 35007

Property Value: \$197,530 (based on the property tax assessor's value for the year of the Decedent's death)

It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of his death, whether accurately described herein or not.

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

as of this 1st **IN WITNESS WHEREOF**, the Personal Representative has hereunto set her hand day of March, 2023.

Nancy M. Owen, as a Personal Representative of
the Will of William J. Conway



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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy M. Owen, whose name as Personal Representative of the Will of William J. Conway, 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, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1st day of MARCH, 2023.

Victoria B. Hendrix

Notary Public

[NOTARIAL SEAL]

My Commission Expires: 8/31/2025

