



20230808000238740 1/7 \$42.00
Shelby Cnty Judge of Probate, AL
08/08/2023 11:54:16 AM FILED/CERT

Prepared by:
Robert D. Cornelius, Esq.
Cornelius & Talley, PC
1512 Alex Drive
Birmingham, Alabama 35210

Send Tax Notice:
Jon Edward Lott
428 Montgomery Avenue
Trussville, AL 35173

NO TITLE SEARCH HAS BEEN PERFORMED

PERSONAL REPRESENTATIVES WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Cheryl Louise Lott aka Cheryl Louise Arnold Lott, departed this life on the 30th day of January, 2021, a resident of Jefferson County, State of Alabama having died testate, her estate was probated according to the laws of the State of Alabama and Letters of Testamentary were issued in accordance with the laws of the State of Alabama to Patricia Marie Lott, as Personal Representative by the Probate Court of Jefferson County, Alabama on the 14th day of April, 2021, Case Number 21BHM00924;

And,

WHEREAS, Cheryl Louise Lott aka Cheryl Louise Arnold Lott owned certain real property in Shelby County, Alabama by deed dated the 18th day of November 2014, recorded on the 4th day of December 2014, the sole owner of the following described real estate, to wit:

LEGAL DISCRIPTION:

Parcel A: Tax Parcel ID No.:33-8-34-0-001-025.001 Begin at the SW corner of the SW ¼ of the NE ¼ of Section 34, Township 24, Range 15 East, and run North parallel with the West line of the said SW ¼ of the NE ¼ for 150.00 feet, thence East parallel with the South line of said SW ¼ of the NE ¼ for 425.00 feet, thence North parallel with the West line of the SW 1/4 of the NE ¼ for 20.00 feet to the point of beginning; thence North along the West line of a roadway parallel with the West line of said SW ¼ of the NE ¼ for 100.00 feet, thence West parallel with the South line of said SW ¼ of the NE ¼ for 75.00 feet, thence South parallel with the West line of said SW ¼ of the NE ¼ for 100.00 feet, thence East parallel with the South line of said SW ¼ of NE ¼ for 75.00 feet to the point of beginning; Together with an easement for the purpose of ingress and egress over and upon the following described property, to-wit, begin at the SW corner of the SW ¼ of the NE ¼ of Section 34, Township 24, Range 15 East and run North



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parallel with the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 150.00 feet, thence East parallel with the South line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 400.00 feet to the point of beginning, thence East parallel with the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 25.00 feet, thence South parallel with the East line of said Section 34, approximately 250 feet, more or less to the North water line of Waxahatchee Creek, thence in a Westerly direction along the meanderings of said North water line of said creek to a point South of the point of beginning, thence North parallel with the East line of said Section 34 approximately 240.00 feet, more or less to point of beginning, together with the right to build and maintain at any point on the said property within 20 feet of the water line of said creek a motor house not to exceed 6 feet x 6 feet.

Parcel B: Tax Parcel ID No.: 33-8-0-001-025.000 Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East, and run North parallel with the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 150.00 feet, thence East parallel with the South line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 350.00 feet, thence North parallel with the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 20.00 feet to the point of beginning; thence North parallel with the West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 100.00 feet, thence West parallel with the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 75.00 feet, thence South parallel with the West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 100 feet, thence East parallel with the South line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 75.00 feet to the point of beginning; Together with an easement for the purpose of ingress and egress over and upon the following described property, to-wit, begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East and run North parallel with the West line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 150.00 feet, thence East parallel with the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 400.00 feet to the point of beginning, thence east parallel with the South line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 25.00 feet, thence South parallel with the East line of said Section 34 approximately 250.00 feet more or less to the North water line of Waxahatchee creek, thence in a Westerly direction along the meanderings of said North water line of said creek to a point South of the point of beginning, thence North parallel with the East line of said Section 34, approximately 240 feet more or less to the point of beginning and together with the right to build and maintain at any point on the said property within 20 feet of the water line of said Waxahatchee Creek a motor house not to exceed 6 feet x 6 feet.

Subject to:

- 1) Ad Valorem taxes for the current year, and subsequent years;**
- 2) Mineral and mining rights and other privileges and immunities relating thereto if any.**



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WHEREAS, the Probate of the Last Will and Testament of Cheryl Louise Lott aka Cheryl Louise Arnold Lott, determined the rightful recipient of said property to be Jon Edward Lott.

WHEREAS, under the laws of the State of Alabama, the Personal Representative is given full power and authority to dispose of the estate and transfer said real property, and pursuant to the Last Will and Testament of Cheryl Louise Lott aka Cheryl Louise Arnold Lott.

NOW THEREFORE, pursuant to the Probate of the Estate of Cheryl Louise Lott aka Cheryl Louise Arnold Lott, the undersigned Patricia Marie Lott, as the Personal Representative of the estate, and under the authority vested in her by the laws of the State of Alabama as such Personal Representative, does hereby grant transfer, bargain, sell, and convey unto Jon Edward Lott, a single man, in fee simple and absolute, the described real estate situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, and the appurtenances thereunto belonging or in any way appertaining to the said Cheryl Louise Lott aka Cheryl Louise Arnold Lott, her heirs and assigns, in fee simple, forever and as fully and complete in all respects as the undersigned could or ought to convey the same under authority vested by the laws of the State of Alabama.

IN WITNESS WHEREOF, Patricia Marie Lott, in her capacity as Personal Representative of the Estate of Cheryl Louise Lott aka Cheryl Louise Arnold Lott, has caused this conveyance to be executed in her capacity as the Personal Representative on this the 12 day of May 2023.



Patricia Marie Lott, Personal Representative
of the Estate of Cheryl Louise Lott



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STATE OF ALABAMA)
SHELBY COUNTY)

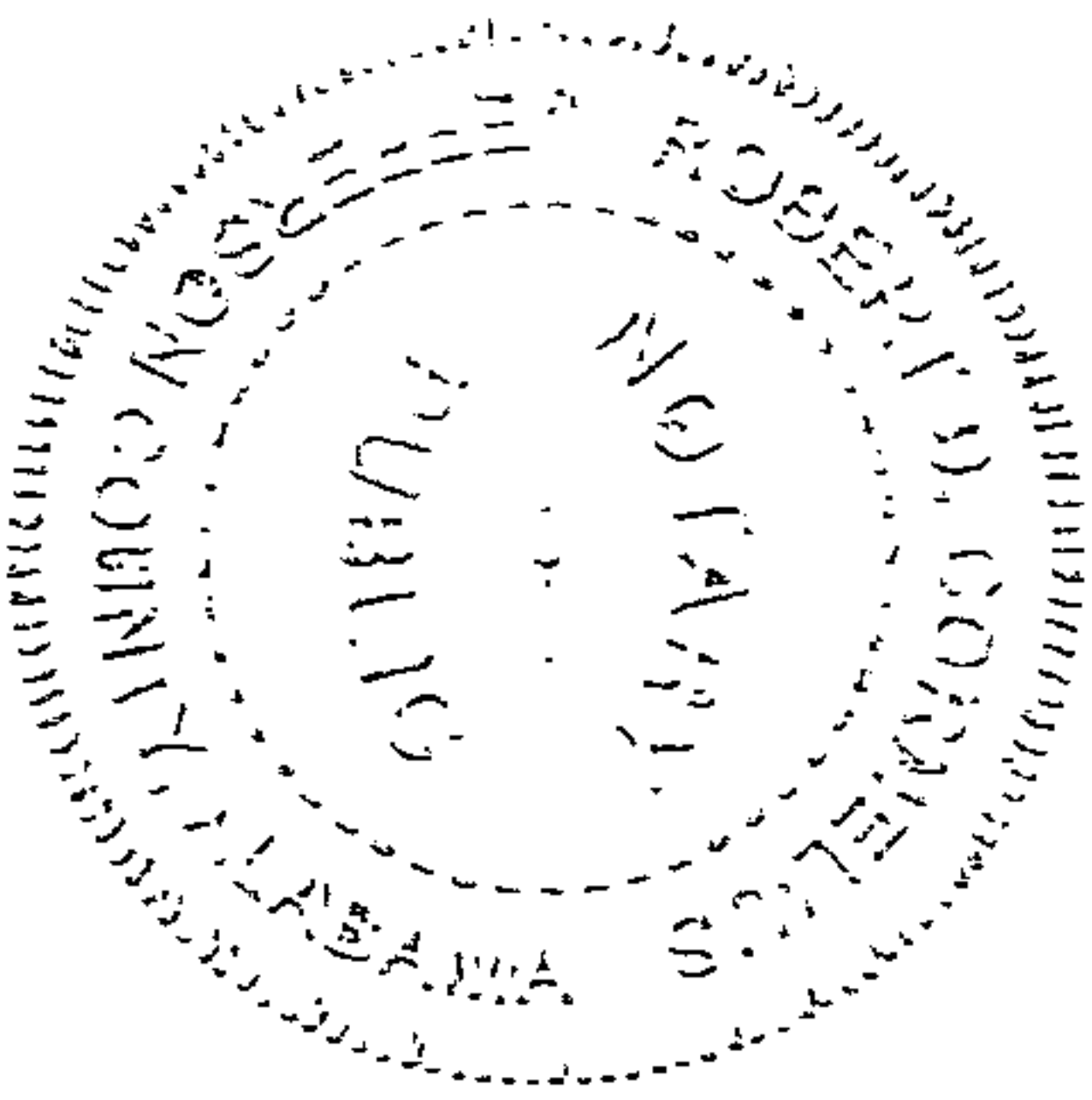
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Marie Lott**, whose name is signed to the foregoing Personal representative Deed, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same as duly authorized Personal representative of the Estate of Cheryl Louise Lott, voluntarily on the day the same bears date. Given under my hand and official seal this 12 day of May 2023.



Notary Public

My Commission Expires 6/3/24





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South Oak Title, LLC
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243
Phone: (205) 983-8100
Fax: (205) 983-8100

PROPERTY REPORT

File Number:	BHM-22-402
County and State:	Jefferson, AL
Property Address:	428 Montgomery Avenue, Trussville, AL 35173
Effective date:	04/11/2022
Present Owner:	Jon E. Lott and Cheryl A. Lott
Last Deed/Current Vesting:	Corporation Warranty Deed, Jointly for Life with Remainder to Survivor from Malohas Corporation to Jon Edward Lott and wife, Cheryl A. Lott, dated July 19, 1979 and filed for record on July 23, 1979 in Book Real 1789, Page 435, in the Office of the Judge of Probate of Jefferson County, Alabama.
Legal Description:	Lots 1, 2 and 3, in Block 33, according to the Survey of Queenstown, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Jefferson County, Alabama.
Tax Information:	2021 Taxes for Tax Parcel ID No. 24-00-02-2-008-003.000 are shown as EXEMPT. Please verify with Tax Collector's office.
Mortgage Liens:	The title search produced no Open Mortgage of Record. Please verify with Seller.
Liens, Judgments, UCC Financing Statements:	None Found.
Notes:	Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization. Any and all matters as shown on subdivision plat recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Jefferson County, Alabama. Minerals of whatsoever kind, subsurface and surface substances, including but no limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Notice to Customers,

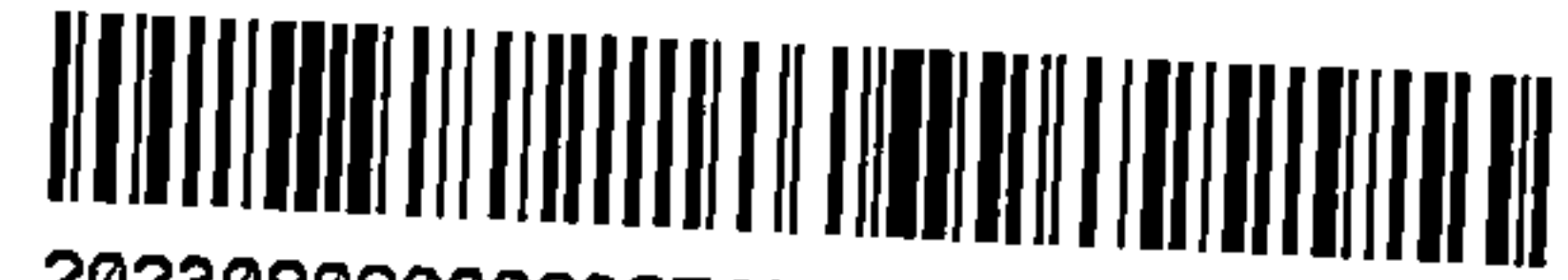
This is a Property Report and should not be construed as an Opinion of Title, a Commitment to Insure Title, or a Title Insurance Policy, but a report of matters appearing of public record in the Judge of Probate, the Tax Collector and the Tax Assessor Office of said county. No liability assumed for items not indexed or indexed incorrectly in the above county. The maximum liability assumed by Agent is limited to the amount made and paid for this report. No warranties are being provided. A commitment for title insurance may include additional requirements and/or exceptions.

Dated this **25th day of April, 2022.**

Thank you,

Judy K Williams
Agency Title Insurance #: 0503149
Judy K Williams
Title Insurance License #: 0445382

South Oak Title, LLC



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Real Estate Sales Validation Form

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

Grantor's Name Est Cheryl L. Lott
Mailing Address Patricia Lott PR
428 Montgomery Av.
Trussville, AL 35173

Grantee's Name Jon Edward Lott
Mailing Address 428 Montgomery Av
Trussville, AL 35173

Property Address Jon Edward Lott
150 Waxahatchee LN
Shelby, AL 35143

Date of Sale May 12, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 25,400

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 Per will

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

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 5/12/23

Unattested

(verified by)

Print Robert D. Cornelius

Sign

Robert D. Cornelius
(Grantor/Grantee/Owner/Agent) circle one
Atty for Estate

Form RT-1



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