

This Instrument Prepared by:
Ralph J. Bolen, Esq.
Post Office Box 201
Chelsea, Alabama 35043-0201



20230808000239460 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/08/2023 01:37:15 PM FILED/CERT

Send Tax Notice to:
Kathie Bothnia
235 Creekside Drive
Harpersville, Alabama 35078

QUITCLAIM DEED

This deed was prepared without the benefit of a title search or title policy.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantor, Kathie Bothma Grantee, as sole surviving tenant, the receipt whereof is hereby acknowledged I Grant, Bargain, Sell and Convey unto, Kathie Bothma, the said Grantee, as surviving tenant, all of my right, title, interest, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the South Half of the Southwest Quarter of Section 30, Township 19 South, Range 2 East, described as follows:

Commence at the Southwest corner of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama; thence run in a easterly direction along the South boundary line of said Section 30 for 644.12 feet to the point of beginning; thence continue along last said course for 1060.83 feet; thence turn an angle of 89 deg. 24 min. 48 sec. and run North 01 deg. 02 min. 42 sec. East for 655.74 feet; thence run North 88 deg. 04 min. 01 sec. West for 262.6 feet; thence run North 62 deg. 45 min. 01 sec. West for 912.94 feet; thence run South 00 deg. 04 min. 13 sec. East for 1074.01 feet to the point of beginning; being situated in Shelby County, Alabama.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED LAND.

From the Southwest corner of the Southeast Quarter of Southwest Quarter of Section 30, Township 19 South, Range 2 East, run thence East along the South boundary of said Southeast Quarter of Southwest Quarter a distance of 372.59 feet; thence turn 89° 24' 48" left and run 655.74 feet to the point of beginning of herein described easement for ingress and egress; thence continue along said course a distance of 112.87 feet; thence turn 127° 41' 14" right and run 40.0 feet; thence turn 14° 57' 47" left and run 174.28 feet; thence turn 29° 44' 30" right and run 203.08 feet; thence turn 110° 34' 30" left and run 175.88 feet; thence turn 63° 17' 09" right and run 113.56 feet; thence turn 53° 33' 54" right and run 188.98 feet; thence turn 82° 09' 52" left and run 137.90 feet; thence turn 53° 03' 22" right and run 135.40 feet; thence turn 29° 34' 55" left and run 274.56 feet to a point on the westerly boundary of Rock School Road (60' R.O.W.); thence turn 54° 04' 12" left and run 74.10 feet along said road boundary; thence turn 125° 55' 48" left and run 302.02 feet; thence turn 29° 34' 55" right and run 151.62 feet; thence turn 53° 03' 22" left and run 115.53 feet; thence turn 82° 09' 52" right and run 166.96 feet; thence turn 53° 26' 06" left and run 180.81 feet; thence turn 53° 17' 09" left and run 126.16 feet; thence turn 110° 34' 30" right and run 132.40 feet; thence turn 29° 44' 30" left and run 182.33 feet; thence turn 14° 57' 47" right and run 9.30 feet; thence turn 41° 38' 24" right and run 143.68 feet; thence turn 21° 49' 37" left and run 67.06 feet; thence turn 09° 35' 45" left and run 63.37 feet; thence turn 09° 44' 25" left and run 88.24 feet; thence turn 109° 24' 35" left and run 63.62 feet; thence turn 70° 35' 25" left and run 61.99 feet; thence turn 09° 44' 25" right and run 53.22 feet; thence turn 09° 35' 45" right and run 50.45 feet; thence turn 34° 36' 40" right and run 271.61 feet; thence turn 89° 06' 43" left and run 40.0 feet to the point of beginning of herein described easement, easement as located in the Southeast Quarter of Southwest Quarter and Southwest Quarter of Southeast Quarter of Section 30, Township 19 South, Range 2 East; being situated in Shelby County, Alabama.

A part of the South Half of the Southwest Quarter of Section. 30, Township 19 South, Range 2 East, described as follows:

Commence at the Southwest corner of Section. 30, Township 19 South, Range 2 East, Shelby County, Alabama; thence run in a easterly direction along the South boundary line of said Section 30 for 644.12 feet

to the point of beginning; thence continue along last said course for 1060.83 feet; thence turn an angle of 89 deg. 24 min. 48 sec. and run North 01 deg. 02 min. 42 sec. East for 655.74 feet; thence run North 88 deg. 04 min. 01 sec. West for 262.6 feet; thence run North 62 deg. 45 min. 01 sec. West for 912.94 feet; thence run South 00 deg. 04 min. 13 sec. East for 1074.01 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, sole owner, her heirs, assigns and successors forever. It being the intention of the party to this conveyance, Kathie Bothma, I do, for that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances: Kathie Bothma has a good right to sell and convey the same as aforesaid; that Kathie Bothma's heirs, executors and administrators shall, warrant and defend the same to the said Grantee heirs, assigns and successors forever, against the lawful claims of all persons.

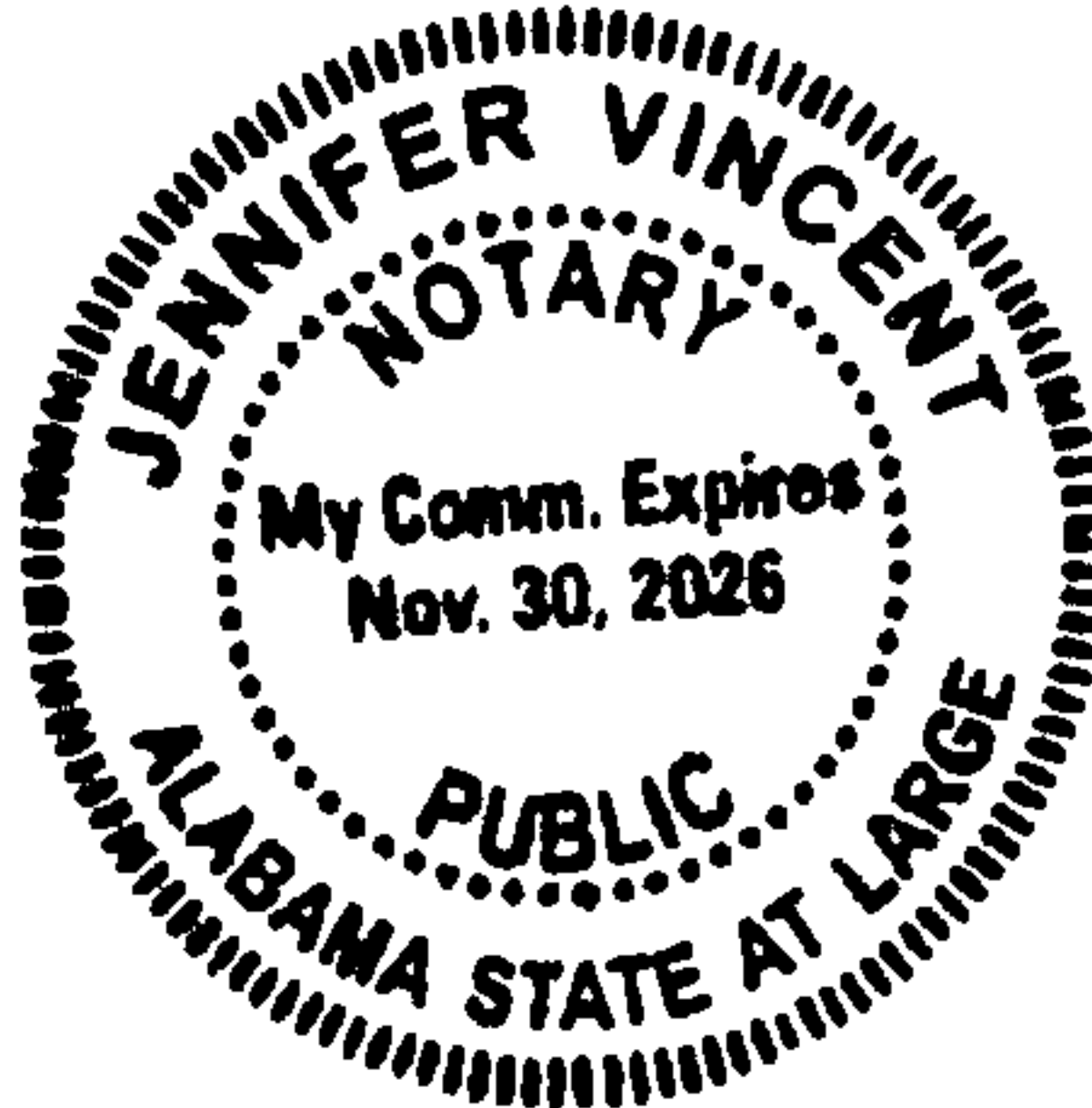
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 22 day of June A.D. 2023.

Kathie Bothma
Kathie Bothma

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said State and County aforesaid, hereby certify that Kathie Bothma, whose name is signed to the following conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 22 day of June, A.D. 2023.



Jennifer Vincent
Notary Public
My commission expires: Nov. 30, 2026



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Shelby Cnty Judge of Probate, AL
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ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2023-05674

1. DECEASED LEGAL NAME Ben Bothma				2. DATE AND TIME OF DEATH Feb 7, 2023 1903			
3. ALIAS NAME(IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD			
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Harpersville, 35078		7. PLACE OF DEATH 235 Creekside Drive			
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE				10. SERVED IN ARMED FORCES No	
11. AGE 59	UNDER 1 YEAR MONTHS DAYS	UNDER 1 DAY HRS MINS	12. DATE OF BIRTH Dec 11, 1963	13. BIRTHPLACE (State or Foreign Country) South Africa		14. SOCIAL SECURITY NUMBER [REDACTED]	
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Kathie Kendrick				17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Harpersville, 35078		20. STREET ADDRESS 235 Creekside Drive			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Kathie Bothma, Wife, 235 Creekside Drive, Harpersville, AL 35078							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Christiaan Harnoldus Jacobus Bothma				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Anna Barbara Smit			
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY W E Lusain Funeral Home		26. LOCATION Birmingham, Alabama			
27. DATE OF DISPOSITION Feb 13, 2023		28. FUNERAL DIRECTOR OR OTHER AGENT Wonn Eric Lusain		29. LICENSE NUMBER 06456		30. DATE SIGNED Feb 15, 2023	
31. FUNERAL HOME NAME AND ADDRESS W E Lusain Funeral Home, 629 Goldwire Way SW, Birmingham, AL 35211						32. LICENSE NUMBER 1021	
33. MEDICAL CERTIFICATION: Coroner							
34. NAME David J Lash, Deputy Coroner				35. LICENSE NUMBER		36. DATE SIGNED Feb 14, 2023	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH PO Box 1321, Columbiana, Alabama 35051							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Feb 15, 2023	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL
UNDERLYING CAUSE	IMMEDIATE CAUSE A. Cirrhosis						years
	DUE TO (OR AS A CONSEQUENCE OF):						
	B. Chronic Alcohol Use						years
	DUE TO (OR AS A CONSEQUENCE OF):						
	C. [REDACTED]						
	DUE TO (OR AS A CONSEQUENCE OF):						
	D. [REDACTED]						
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH							
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED No	46. TOXICOLOGY Yes	47. FINDINGS CONSIDERED No
48. TOBACCO USE CONTRIBUTED TO DEATH No							
49. HOW INJURY OCCURRED							
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY		
53. PLACE OF INJURY			54. LOCATION OF INJURY				

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2023-157-243-1.

February 15, 2023

Nicole H. Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

Real Estate Sales Validation Form

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

Grantor's Name KATHIE K. BOTHMA Grantee's Name Kathie K. Bothma
Mailing Address 235 CREEKSIDE DRIVE Mailing Address 235 CREEKSIDE DRIVE
HARPERSVILLE, AL 35078 HARPERSVILLE, AL
35078

Property Address 235 CREEKSIDE DRIVE Date of Sale _____
HARPERSVILLE, AL Total Purchase Price \$ _____
35078 or
Actual Value \$ _____
or
Assessor's Market Value \$ 371,630

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 ☐ Appraisal
☐ Sales Contract ☒ Other TO CLEAR TITLE
☐ Closing Statement

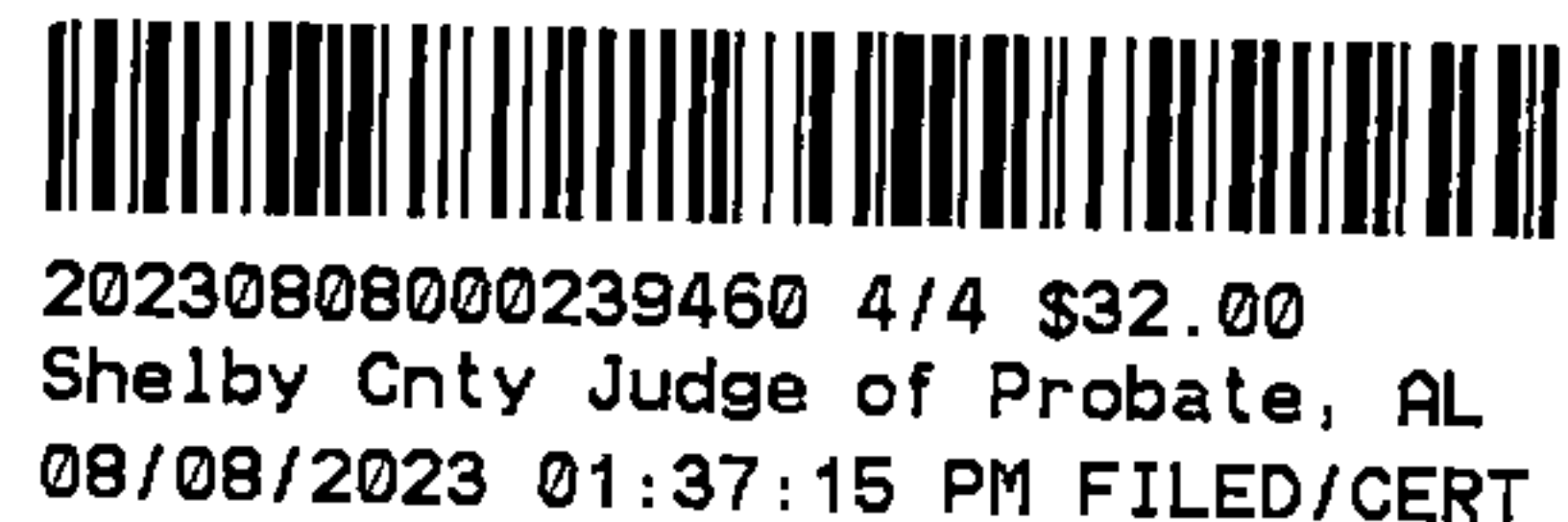
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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,



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 _____

Print Kathie K. Bothma

Unattested

(verified by)

Sign Kathie K. Bothma
(Grantor/Grantee/Owner/Agent) circle one