



20230823000254080 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/23/2023 01:31:38 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Sarah P. Thomson
Leitman, Siegal & Payne, P.C.
1927 First Avenue North, Suite 101
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Ernest Glenn (the "decedent") died testate on February 2, 2023 and his Last Will and Testament was filed of record in the Probate Court of Shelby County, Alabama on March 22, 2023, Case No. PR-2023-000252 (the "decedent's Will"); and

WHEREAS, the undersigned Grantor is the duly appointed Personal Representative of the Estate of James Ernest Glenn, Deceased, and is presently serving in such capacity; and

WHEREAS, the undersigned Grantor desires to transfer and convey the real estate described herein to the Grantee, who is the sole residuary beneficiary under the decedent's Will, as provided herein.

NOW, THEREFORE, that in accordance with the Last Will and Testament of James Ernest Glenn and for other consideration, the receipt and sufficiency of which are hereby acknowledged, Susan C. Glenn, as the Personal Representative of the Estate of James Ernest Glenn, Deceased (herein called the "Grantor"), does hereby grant, bargain, sell and convey unto Susan C. Glenn (herein called the "Grantee"), the real estate situated in Shelby County, Alabama and more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto the Grantee, and the Grantee's heirs, personal representatives, successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2023 and thereafter; and (ii) easements, restrictions and rights of way of record.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.



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IN WITNESS WHEREOF, the undersigned, Susan C. Glenn, as Personal Representative of the Estate of James Ernest, Deceased, has hereunto set her hand and seal this 20th day of July, 2023.

GRANTOR:

Susan C. Glenn
Susan C. Glenn, Personal Representative
of the Estate of James Ernest Glenn

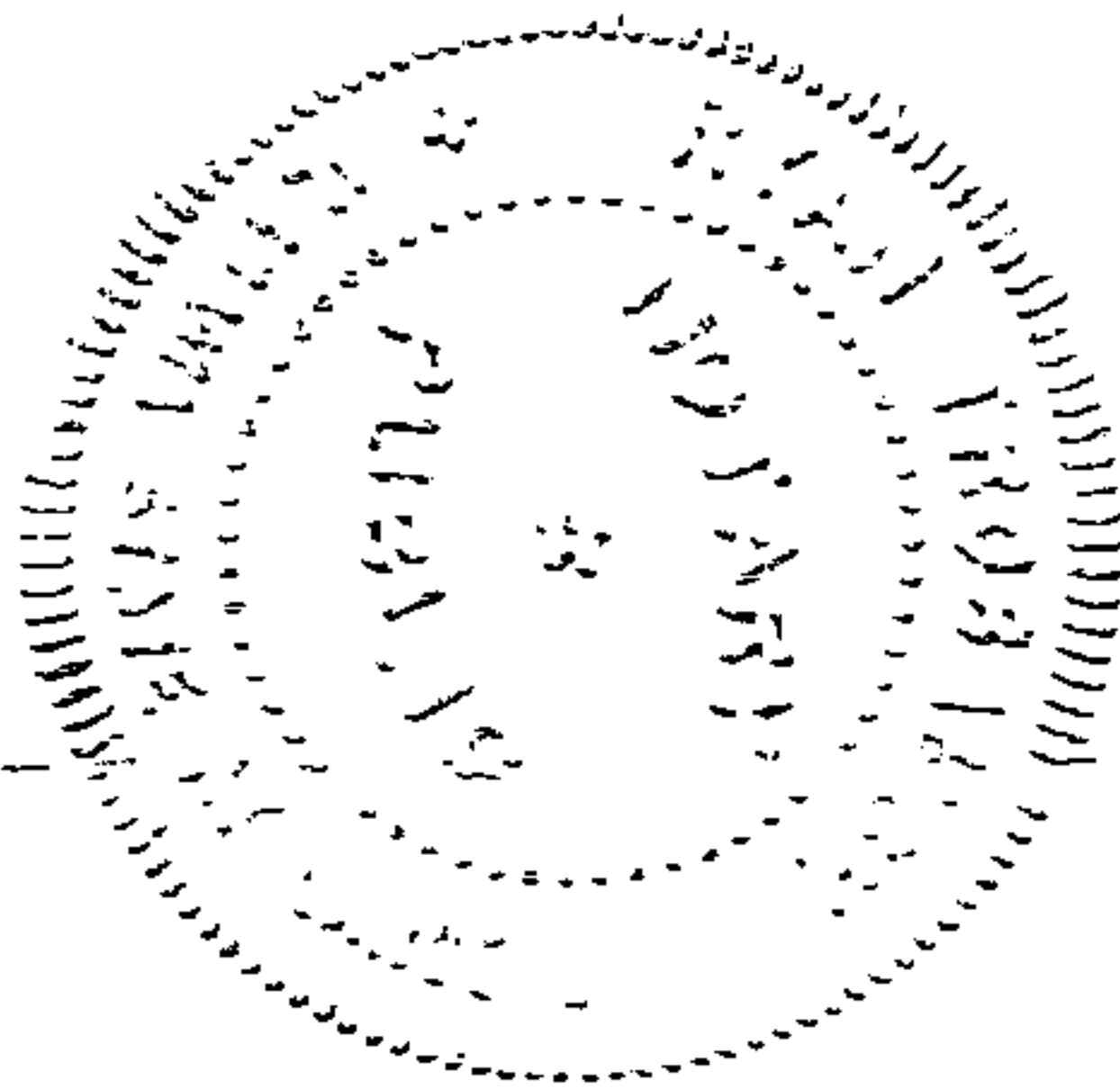
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Susan C. Glenn, whose names as Personal Representative of the Estate of James Ernest Glenn, Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she, in her capacity as such Personal Representatives executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2023.

[Signature]
NOTARY PUBLIC Ryan Trobarek
MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES APRIL 10, 2026





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EXHIBIT "A"

Legal Description:

A parcel of land situated in the West 1/2 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:


Commencing at a crimp pipe found at the NW corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.15 feet to a 1 inch x 1 inch angle iron found; thence South 00 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar found; thence North 85 degrees 49 minutes 45 seconds West a distance of 247.70 feet to a capped rebar found; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar found; (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 86 degrees 39 minutes 05 seconds West a distance of 88.32 feet to a capped rebar found, which is the Point of Beginning; thence North 89 degrees 51 minutes 27 seconds West a distance of 650.98 feet to a capped rebar found; thence North 88 degrees 01 minute 52 seconds West a distance of 1315.56 feet to a capped rebar found; thence North 00 degrees 04 minutes 42 seconds West a distance of 317.93 feet to a 3/4 inch pipe found; thence North 00 degrees 04 minutes 42 seconds East a distance of 328.22 feet to a capped rebar found; thence South 88 degrees 01 minute 54 seconds East a distance of 651.21 feet to a capped rebar found; thence North 00 degrees 38 minutes 08 seconds West a distance of 1478.75 feet to a 3/4 inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 1820.78 feet to a capped rebar set; thence South 6 degrees 33 minutes 19 seconds West a distance of 784.95 feet to a capped rebar set; thence following the curvature thereof an arc distance of 840.91 feet to a capped rebar set (said arc having a chord bearing South 13 degrees 57 minutes 46 seconds West, a clockwise direction, a chord distance of 838.16 feet and a radius of 2998.46 feet); thence South 21 degrees 43 minutes 30 seconds West a distance of 500.89 feet to the point and place of beginning.

Less and Except:

Commencing at a crimp pipe found at the NW corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, the South 00 degrees 52 minutes 50 seconds East a distance of 632.15 feet to a 1x1 angle iron found; thence South 00 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar set along the Northerly right of way of unnamed road (30 foot right of way); thence North 85 degrees 49 minutes 45 seconds West along the Northerly right of way of said road a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.13 feet and along the northerly right of way of said road to a capped rebar set along the Easterly right of way of Salem Road or Shelby County Road 15 (80 foot right of way) (said arc having a chord bearing of North 87 degrees 47 minutes 54 seconds West, a counterclockwise direction, a chord distance of 336.94 feet and a radius of 2902.09 feet); thence South 86 degrees 38 minutes 27 seconds West a distance of 88.49 feet to a capped rebar set along the Westerly right of way of Salem Road or Shelby County Road 15 (80 foot right of way); thence North 21 degrees 56 minutes 38 seconds East along the Westerly right of way of Salem Road a distance of 468.75 feet to a capped rebar set; thence following the curvature thereof an arc distance of 28.64 feet and along the Westerly right of way of said road to a point (said arc having a chord bearing of North 21 degrees 41 minutes 30 seconds East, a counterclockwise direction, a chord distance of 28.64 feet and a radius of 3250.87 feet), which is the Point of Beginning; thence North 78 degrees 26 minutes 53 seconds West a distance of 322.11 feet to a point; thence North 11 degrees 33 minutes 07 seconds East a distance of 460.70 feet to a point; thence South 78 degrees 26 minutes 53 seconds East a distance of 368.93 feet to a point; thence following the curvature thereof an arc distance of 463.46 feet and along the Westerly right of way of Salem Road (said arc having a chord bearing of South 17 degrees 21 minutes 18 seconds West, a clockwise direction, a chord distance of 463.07 feet and a radius of 3250.87 feet); to the point and place of beginning.

Real Estate Sales Validation Form

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

<p>GRANTOR'S NAME:</p> <p>Susan C. Glenn, as Personal Representative of the Estate of James Ernest Glenn, deceased</p> <p>(Shelby County Probate Court, Columbiana, Alabama Case # PR-2023-000252)</p>	<p>GRANTEE'S NAME:</p> <p>Susan C. Glenn</p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">  20230823000254080 4/4 \$32.00 Shelby Cnty Judge of Probate, AL 08/23/2023 01:31:38 PM FILED/CERT </div>
<p>MAILING ADDRESS:</p> <p>1500 Highway 17 Montevallo, AL 35115</p>	<p>MAILING ADDRESS:</p> <p>1500 Highway 17 Montevallo, AL 35115</p>
<p>PROPERTY ADDRESS:</p> <p>Shelby County, Alabama Tax Assessor Parcel No. 27 2 09 0 000 010.000 27 2 09 0 000 010.003</p>	<p>DATE OF DEED: _____</p> <p>TOTAL PURCHASE PRICE: \$ N/A</p> <p>ACTUAL VALUE: \$ N/A</p> <p>ASSESSOR'S MARKET VALUE: \$ <u>763,130.00</u></p> <p>EXCEPTION TO RECORDING FEE:</p> <p>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 SHELBY COUNTY, COLUMBIANA, ALABAMA CASE # PR-2023-000252.</p>
<p>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)</p> <p>_____ BILL OF SALE _____ SALES CONTRACT _____ CLOSING STATEMENT _____ APPRAISAL _____ OTHER</p> <p>THIS INSTRUMENT PREPARED BY:</p> <p>Sarah P. Thomson Leitman Siegal & Payne PC 1927 First Ave. North, Suite 101 Birmingham, AL 35203 205-986-5047</p>	<p>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).</p> <p>Sign: <u><i>Susan C Glenn</i></u> Susan C. Glenn, Personal Representative</p> <p>Subscribed, and sworn to before me this <u>20th</u> day of <u>July</u>, 2023.</p> <p><u><i>Ryan Trabucco</i></u> Notary Public My Commission Expires <u>APRIL 10, 2026</u></p>

