



Send Tax Notice To:

Ms. Virginia L. Cooper
2854 Highway 55
Wilsonville, Alabama 35186

This instrument prepared by:

Ellis, Head, Owens, Justice & Arnold
Attorneys at Law
Columbiana, Alabama 35051

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Billy J. Nolen died testate on or about November 29, 2022, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on January 6, 2023, and issued Letters Testamentary on said date to David L. Nolen in Case No. PR-2022-001156, and

WHEREAS, David L. Nolen was duly and properly appointed as Personal Representative of the Estate of Billy J. Nolen, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Billy J. Nolen, deceased, and

WHEREAS, the said David L. Nolen has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Billy J. Nolen, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2022-001156, and

WHEREAS, Marjorie B. Nolen, the wife of Billy J. Nolen, deceased, and the mother of David L. Nolen, died on or about May 23, 2009, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of Billy J. Nolen, deceased.

NOW, THEREFORE, pursuant to the Last Will and Testament of Billy J. Nolen, deceased, and the authority granted to the undersigned Personal Representative, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, I, the undersigned David L. Nolen, as Personal Representative of the Estate of Billy J. Nolen, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Virginia L. Cooper (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

Shelby County, AL 08/28/2023
State of Alabama
Deed Tax: \$125.00

Parcel 1:

Commence at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence run along the South line of said 1/4-1/4 Section South 89° 59' 49" West for a distance of 2401.87 feet to a set 5/8" capped rebar stamped "Clinkscals" and the Point of Beginning of the parcel herein described; thence continue along said South 1/4-1/4 line South 89° 59' 49" West for a distance of 277.27 feet to a set 5/8" capped rebar stamped "Clinkscals" on the easterly right-of-way margin of Shelby County Highway 55 (Westover Highway) (80' right-of-way); thence run along said right-of-way, North 00° 21' 40" West for a distance of 170.25 feet to a found 5/8" rebar; thence continue along said right-of-way North 00° 13' 11" West for a distance of 172.56 feet to a found 5/8" rebar; thence leaving said right-of-way, run South 83° 59' 51" East for a distance of 176.44 feet to a found 1/2" rebar; thence run South 70° 22' 36" East for a distance of 48.48 feet to a found 1/2" rebar; thence run South 38° 29' 44" East for a distance of 53.42 feet to a found 5/8" rebar; thence run South 18° 26' 55" East for a distance of 73.86 feet to a found 1/2" capped rebar stamped "Wheeler"; thence run South 00° 21' 40" East for a distance of 196.19 feet to the Point of Beginning. Said parcel containing 2.02 acres, more or less.

According to survey dated June 22, 2023, by Steven J. Clinkscals, PLS AL 37248.

Also, an easement for ingress, egress and utility use over, along, across and through an existing road or drive from Highway 55 to and servicing the driveway of the above described property.

TO HAVE AND TO HOLD to the said Grantee, Virginia L. Cooper, her heirs and assigns forever.

And I do, as Personal Representative of the Estate of Billy J. Nolen, deceased, covenant with the said Grantee, her heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of August, 2023.

ESTATE OF BILLY J. NOLEN, deceased

By: David L. Nolen
David L. Nolen, Personal Representative of
the Estate of Billy J. Nolen, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that David L. Nolen, whose name as Personal Representative of the Estate of Billy J. Nolen, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August,
2023.

Kiri M. Foster
Notary Public
My commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name Estate of Billy J. Nolen, deceased
Mailing Address c/o David L. Nolen
451 North Lake Road
Birmingham, Alabama 35242

Grantee's Name Virginia L. Cooper
Mailing Address 2854 Highway 55
Wilsonville, Alabama 35186

Property Address 2854 Highway 55
Wilsonville, Alabama 35186

Date of Sale Aug. 28, 2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 125,000.00



20230828000259200 4/4 \$156.00
Shelby Cnty Judge of Probate, AL
08/28/2023 02:14:20 PM FILED/CERT

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 Property Tax Commissioner
☐ 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, if available.

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 8-28-23

Print David L. Nolen, as Personal Representative

☐ Unattested

Kim M. Foster
(verified by)

Sign

David L. Nolen, as Personal Representative
(Grantor/Grantee/Owner/Agent) circle one Representative

Form RT-1