

Grantor: Renasant Bank, as Personal Representative and Trustee of the Estate of Jimmy C. Wallace, deceased, Probate Case PR-2021-000483, Shelby County, Alabama 2728 19 th Place South, Ste 160 Homewood, AL 35209 Grantee: Cynthia Christine Love Wallace 5015 Mountain View Parkway Birmingham, AL 35244	Property Address: 295 County Road 361 Pelham, AL 35124 Date of Sale: October <u>5</u> , 2023 Total Purchase Price: \$241,800.00 Verification: See deed below
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ridge Park, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Cynthia Christine Love Wallace
5015 Mountain View Parkway
Birmingham, AL 35244

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Forty One Thousand Eight Hundred and NO/100 (\$241,800.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, Renasant Bank, as Personal Representative and Trustee of the Estate of Jimmy C. Wallace, deceased, Probate Case PR-2021-000483, Shelby County, Alabama (herein referred to as GRANTOR) in its capacity as Personal Representative does hereby grant, bargain, sell and convey unto Cynthia Christine Love Wallace (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2023, which constitutes a lien, but are not yet due and payable until October 1, 2024.
2. All easements, liens, reservations of mineral rights, restrictions, set-back lines, rights of way, limitations, covenants and other matters of record, if any,

together with any deficiencies in quantity of land, easements, discrepancies as to boundaries, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY PARTY.

TO HAVE AND TO HOLD, unto the said GRANTEE, her heirs and assigns, forever.

To the extent the GRANTOR is executing this instrument in its representative capacity, this instrument is executed by the GRANTOR signing as Personal Representative solely in its representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Personal Representative and the liability of the Personal Representative is expressly limited to their representative capacity named herein.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its signature and seal, this the 4th day of October, 2023.

SEE ATTACHED SIGNATURE PAGE

Renasant Bank, as Personal Representative and Trustee
Of the Estate of Jimmy C. Wallace, deceased, Probate Case
PR-2021-000483, Shelby County

*Renasant Bank, personal representative
Estate of Jimmy C. Wallace Crystal Tucker, SVP & TO*
By: *Crystal Tucker, Renasant Bank*
Its: *SVP & TO*
GRANTOR

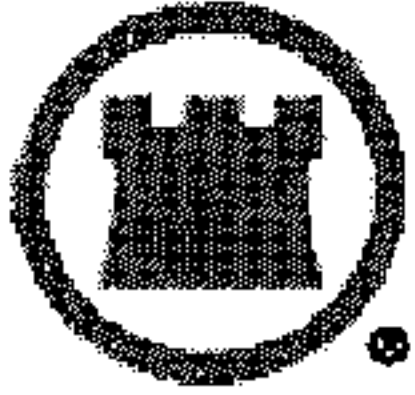
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that
Crystal Tucker, whose name as Senior Vice President of Renasant Bank, as
Personal Representative and Trustee of the Estate of Jimmy C. Wallace, deceased, Probate Case
PR-2021-000483, Shelby County, 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 said document, he/she,
as such _____ and with full authority, executed the same voluntarily for and as the act
of said estate.

Given under my hand and official seal this 4th day of October, 2023.

Jennifer J. Rawls
Notary Public, State of Alabama
Jefferson County
My Commission Expires 06/01/2025

Jennifer Rawls
Notary Public
My Commission Expires: 6/1/2025



Issued By
CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4 section; thence in a Westerly direction along the South line of said section, a distance of 999.76 feet; thence 102°44' right, in a Northeasterly direction, a distance of 288.0 feet; thence 14°13' right, in a Northeasterly direction, along the Northwestern right of way line of Shelby County Highway 361, a distance of 358.44 feet to the Point of Beginning; thence continue along last described course a distance of 227.84 feet; thence 91°45' left, in a Northwesternly direction a distance of 150.40 feet to a point on the Southeasterly right of way line of Interstate Highway 65, said point being on a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 2°37'25"; thence 96°46'19" left, measured to chord of said curve; thence along arc of said curve, in a Southwesterly direction, along said right of way a distance of 268.08 feet; thence 106°49'41" left, measured from chord of said curve in a Southeasterly direction, a distance of 121.01 feet to the Point of Beginning, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2023 12:56:34 PM
\$273.00 PAYGE
20231010000301060

Allen S. Bayl

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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