

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Robert Dell Kurtts
600 Farr Circle
Hoover, AL. 35226

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

The decedent, Samuel Joseph Kurtts, died on or about December 18, 2022 testate. The Shelby County, Alabama Probate Court, (Case Number PR-2023-000020) issued "Letters Testamentary" on January 10, 2023 appointing Robert Dell Kurtts as the Personal Representative of the estate of Samuel Joseph Kurtts. More than six months has elapsed since the issuance of the Letters Testamentary, all reasonably ascertainable creditors were given proper notice more than thirty days ago, and there are no unpaid claims filed against the decedent's estate. In accordance with the Ala. Code 1975, § 43-2-830, § 43-2-833, and § 43-2-834, Robert Dell Kurtts, in his capacity as the duly appointed Personal Representative of the Estate of Samuel Joseph Kurtts, (Shelby County, Alabama Probate Case Number PR-2023-000020), (hereinafter referred to as GRANTOR) does convey unto Robert Dell Kurtts (hereinafter referred to as GRANTEE), all the rights of Samuel Joseph Kurtts in the following described real property, situated in the State of Alabama, County of Shelby, to wit:

Legal Description:

Plot 1 according to survey made of Lee Street Estate by Alton Young in March, 1963 as shown by map recorded in Map Book 4, Page 80, in the Probate Office of Shelby County, Alabama, which said Plot 1 is more particularly described as follows: From the southeast corner of Section 15, Township 19 South, Range 2 West run westerly along the south boundary line of the said Section 15 for 943.09 feet to a point in the center of a County Road; thence turn an angle of 78 deg. 32 min. to the right and run northwesterly along the center of said road for 33.28 feet to the point of beginning of the land herein described; thence turn an angle of 75 deg. 11 min. 20 sec. to the left and run northwesterly 707.04 feet; thence turn an angle of 74 deg. 52 min. 10 sec. to the right and run northwesterly for 265.69 feet; thence turn an angle of 101 deg. 52 min. 10 sec. to the right and run easterly for 681.14 feet, more or less, to a point in the center of said County Road; thence turn an angle of 73 deg. 03 min. to the right and run southeasterly along the center of said County Road for 200.0 feet; thence turn an angle 05 deg. 24 min. to the right and continue southeasterly along the center of said road 110.0 feet, more or less, to the point of beginning. EXCEPT, however, from the above described land, the right of way of the County Road as now located.

This land being a part of the S ½ of the SE ¼ of Section 15, Township 19 South, Range 2 West and being 4.1457 acres, more or less.

Subject to: Transmission line permit to Alabama Power Company dated 16th January 1957 recorded in Deed Book 186, page 222 across above mentioned forties, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of October, 2023.

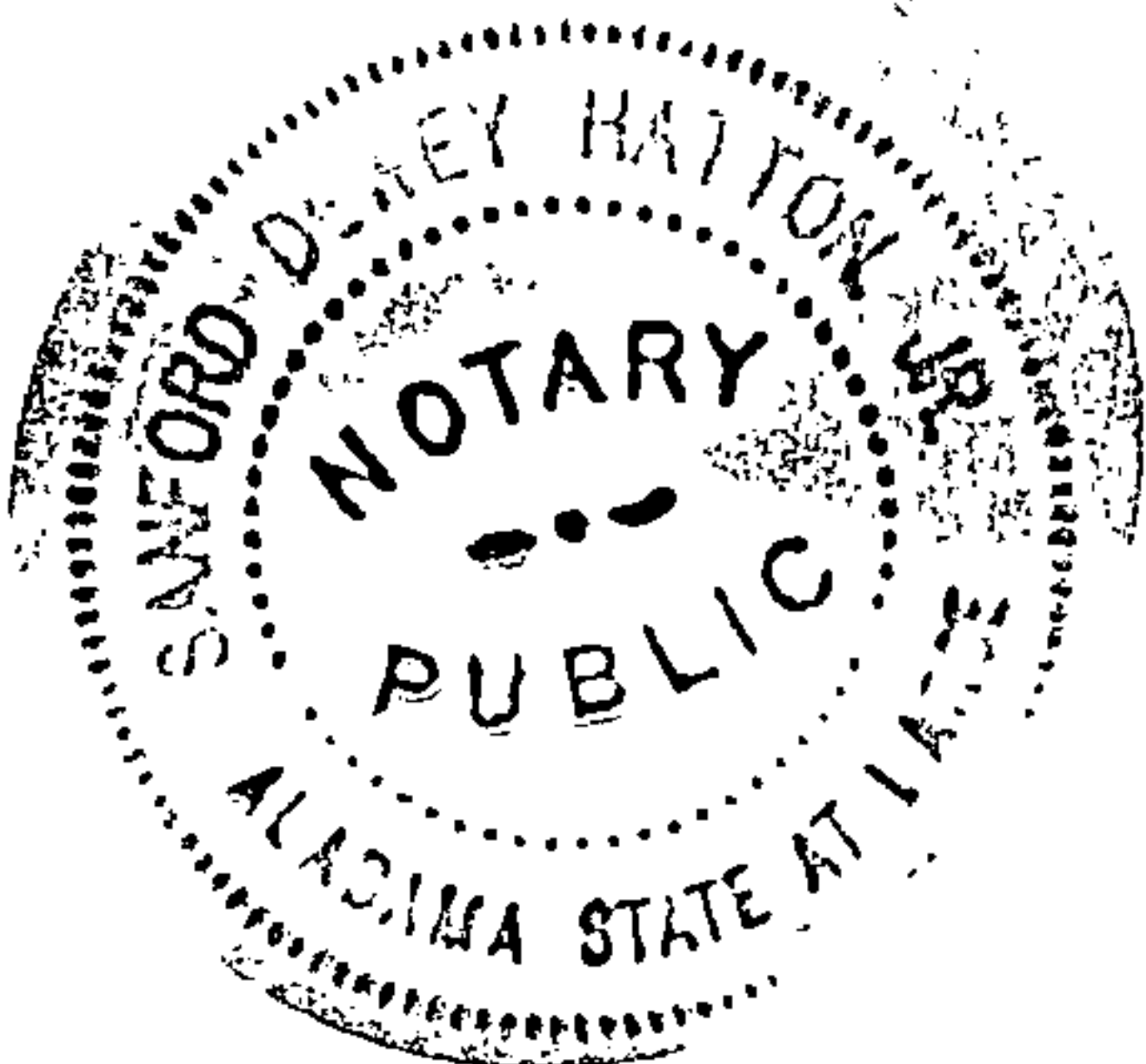
Robert Dell Kurtts

Robert Dell Kurtts, as Personal Representative of
The Estate of Samuel Joseph Kurtts

STATE OF ALABAMA)
SHELBYCOUNTY)

I, Sanford D. Hatton, Jr., a Notary Public in and for said County in said State, hereby certify that Robert Dell Kurtts, whose name 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 the instrument, he, in his capacity as Personal Representative of the Estate of Samuel Joseph Kurtts, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of October, 2023.



Sanford D. Hatton, Jr.
Notary Public
My Commission Expires: 08-26-2024



20231024000313650 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/24/2023 02:36:48 PM FILED/CERT

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 Samuel Joseph Kurtts

Grantee's Name: Robert Dell Kurtts

Mailing Address: Robert Dell Kurtts
600 Farr Circle
Hoover, AL. 35226

Mailing Address: Robert Dell Kurtts
600 Farr Circle
Hoover, AL. 35226

Property Address 5408 Caldwell Mill Rd.
Birmingham, AL. 35242

Date of Sale: October 24, 2023

Total Purchase Price: \$ _____
Or

Actual Value: \$ _____
Or

Assessors Market Value: \$272,035.00 *

* Property has a tax assessed value of \$544,070.00. Grantee owned a ½ interest in the subject property and inherited the other ½ interest upon the death of the decedent.

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
Shelby County Tax Assessor Valuation

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date: October 24, 2023

Print: Robert Dell Kurtts, Personal Representative

☐ Unattested _____
(verified by)

Sign: Robert Dell Kurtts
(Grantor/Grantee/Owner/Agent) circle one