
THIS INSTRUMENT PREPARED BY:

Harris H. Anthony, Esq.
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Courtney L. Adams, as Trustee
2040 Chelsea Ridge Drive
Columbiana, Alabama 35051

PERSONAL REPRESENTATIVE'S DEED

THIS DEED IS BEING FILED IN ORDER TO CLARIFY TITLE TO THE SUBJECT PROPERTY AS DIRECTED IN THE LAST WILL AND TESTAMENT OF JANET MARIE ALBRIGHT, DECEASED, WHICH WAS SUBMITTED TO PROBATE IN SHELBY COUNTY, ALABAMA BEARING CASE NO. PR-2023-000510.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Brian C. Adams, as Personal Representative of the Estate of Janet Marie Albright, deceased** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Courtney L. Adams, as Trustee of the Trust f/b/o David Adams u/w/o Janet Marie Albright dated October 1, 2020** (herein referred to as Grantee), all right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to Broken Bow Subdivision, First Addition, First Phase, as recorded in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed was prepared with information supplied by Grantor herewith without the benefit of a title search being performed on the subject property; therefore, preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

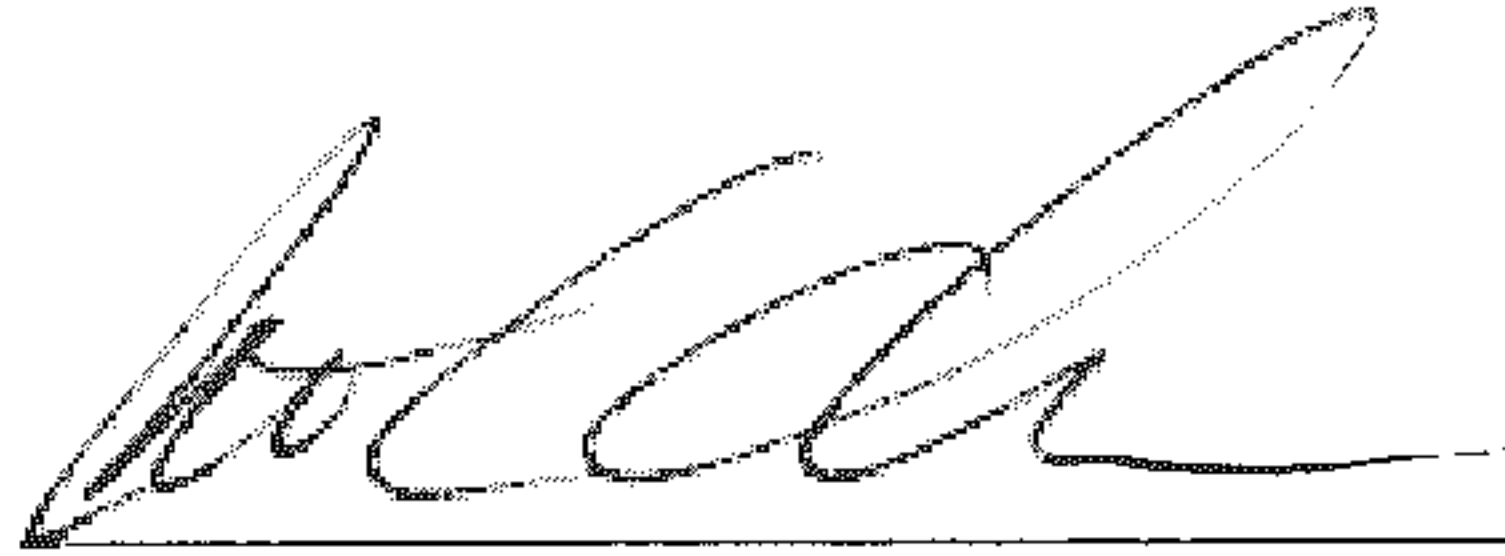
This instrument is executed without warranty or representation of any kind on the part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Names and Mailing Address:
Brian C. Adams, as Personal Representative of the Estate of Janet Marie Albright, deceased	Courtney L. Adams, as Trustee of the Trust f/b/o David Adams u/w/o Janet Marie Albright dated October 1, 2020
2040 Chelsea Ridge Drive	2040 Chelsea Ridge Drive
Columbiana, AL 35051	Columbiana, AL 35051
Property Address:	3382 N. Broken Bow Drive, Birmingham, AL 35242
Date of Sale:	<u>July 25</u> , 2023
Property Value:	\$227,000.00
The actual value can be verified in:	☒ Tax Assessor's Value

This instrument is executed by Grantor solely in his representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Personal Representative, in his individual capacity, and Grantor expressly limits his liability hereunder to the property now or hereafter held by him in the representative capacity named.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of July, 2023.



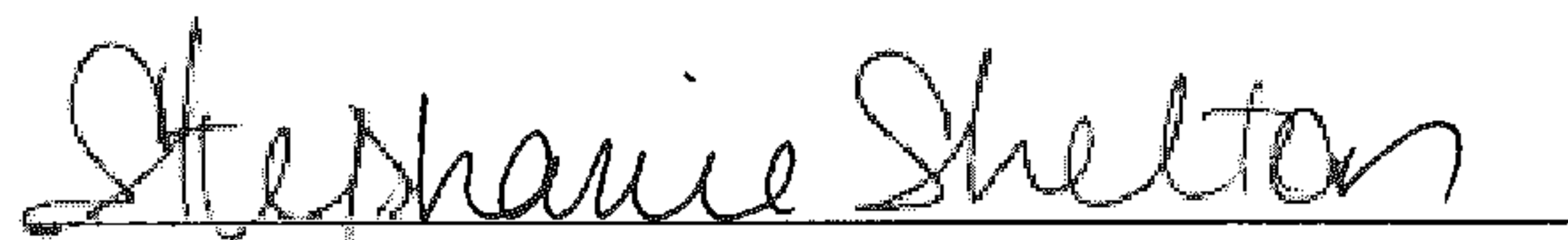
BRIAN C. ADAMS, as Personal Representative of the
Estate of Janet Marie Albright, deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian C. Adams, whose name as Personal Representative of the Estate of Janet Marie Albright, 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 of the conveyance, he in his capacity as Personal Representative executed the same voluntarily on the day the same bears date.

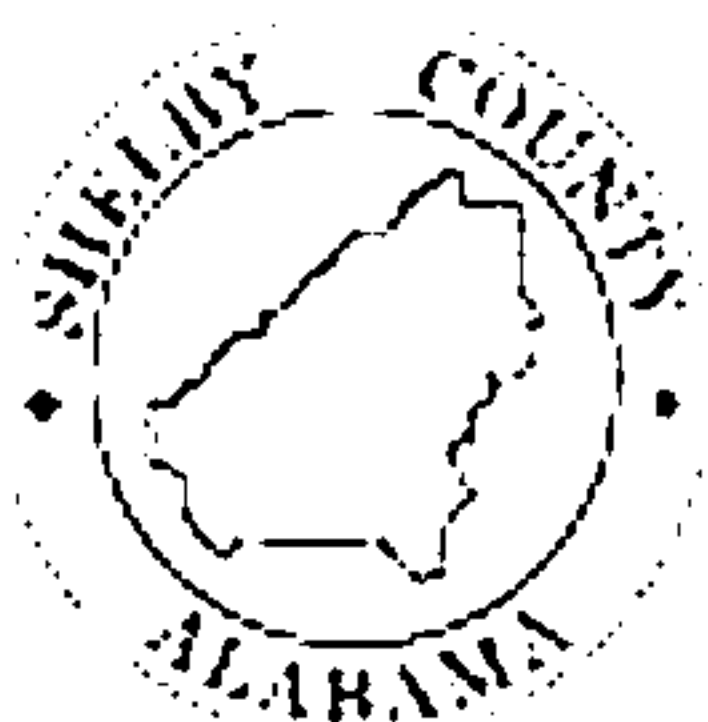
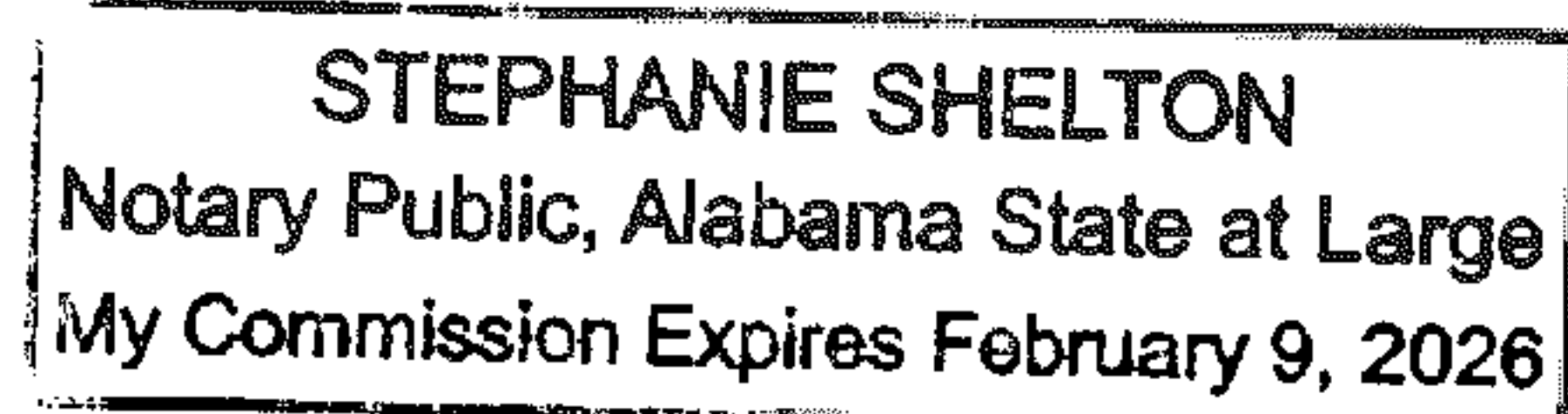
Given under my hand and official seal this 25 day of July, 2023.

[SEAL]



Notary Public

My Commission Expires: Feb. 9, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2023 09:01:53 AM
\$29.00 JOANN
20231107000327070

Allen S. Bayl