

THIS INSTRUMENT PREPARED BY:  
Christopher S. Hamer  
Hand Arendall Harrison Sale, LLC  
1801 Fifth Avenue North, Ste. 400  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Jeffrey Michael Clair  
2033 Longleaf Dr., Apt. C  
Hoover, AL 35216

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**PERSONAL REPRESENTATIVE'S DEED**

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**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**TITLE NOT EXAMINED**

**1<sup>st</sup>** **THIS PERSONAL REPRESENTATIVE'S DEED** was executed and delivered this the **1<sup>st</sup>** day of February, 2023 by **JEFFREY MICHAEL CLAIR**, as **Personal Representative** of the **ESTATE OF MATTHEW ROBERT CLAIR, deceased** (the "Estate"), in the Probate Court of Shelby County, Alabama, Case No.: PR-2018-000500, to **JOSEPHINE ANN ETTE CLAIR** (herein referred to as "Grantee", whether one or more).

**R E C I T A L S:**

**WHEREAS**, Matthew Robert Clair (the "Decedent") died intestate on or about July 19, 2017, and Jeffrey Michael Clair was duly appointed as Personal Representative of the Estate in the Probate Court of Shelby County, Alabama, Case No.: PR-2018-000500;

**WHEREAS**, the Decedent died the owner of the real property described herein, which is conveyed hereby to the Grantee by the Personal Representative, the Grantee herein constituting all of the heirs-at-law of the decedent. Further that the above-named Grantee, Josephine Annette Clair, died October 14, 2019, but her interest in the property vested upon the Decedent's death pursuant to Ala. Code § 43-2-830(a). **This instrument is executed for a nominal consideration for the purpose of perfecting the title to the real property described herein in the name of the heirs-at-law of the decedent.**

**WHEREAS**, all debts of the Decedent and all legal charges against the Estate have been paid;

**NOW, THEREFORE**, in consideration of these premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor in his capacity as Personal Representative, does hereby remise, release, quitclaim and convey to the Grantee, any and all of the Grantor's right, title, interest and claim in or to the following described properties in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto**

Subject to all taxes, easements, mortgages, liens, encumbrances, restrictions, and rights of way of record.

The above property does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

The Decedent, Matthew Robert Clair, is one and the same as Matthew R. Clair in that certain deed recorded in the Shelby County Probate Office at Instrument # 1994-01770.

**TO HAVE AND TO HOLD** to the said Grantee and to their successors and assigns forever.

**REAL ESTATE VALIDATION FORM**

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

<b>Grantor's Name and Address:</b>	Jeffrey Michael Clair, as Personal Representative of the Estate of Matthew Robert Clair 2033 Longleaf Dr., Apt. C Hoover, AL 35216	<b>Grantee's Name and Address:</b>	Josephine Annette Clair % Jeffrey Michael Clair, as Personal Representative of the Estate of Josephine Annette Clair 2033 Longleaf Dr., Apt. C Hoover, AL 35216
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<b>Property Address:</b>	2220 HARRIS WRIGHT DRIVE BIRMINGHAM AL 35242	<b>Date of Sale:</b>	February 1, 2023
	Parcel ID #: 09 5 16 0 001 013.000		

**EXECUTED FOR THE PURPOSE OF PERFECTING  
THE TITLE TO REAL ESTATE**

<b>Purchase Price/ Actual Value</b>	
<b>Claimed:</b>	\$84,060

*The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
Property Record Card.*

This instrument is executed by the Grantor solely in the 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 Grantor in an individual capacity.

[Signature and Acknowledgement on following page.]

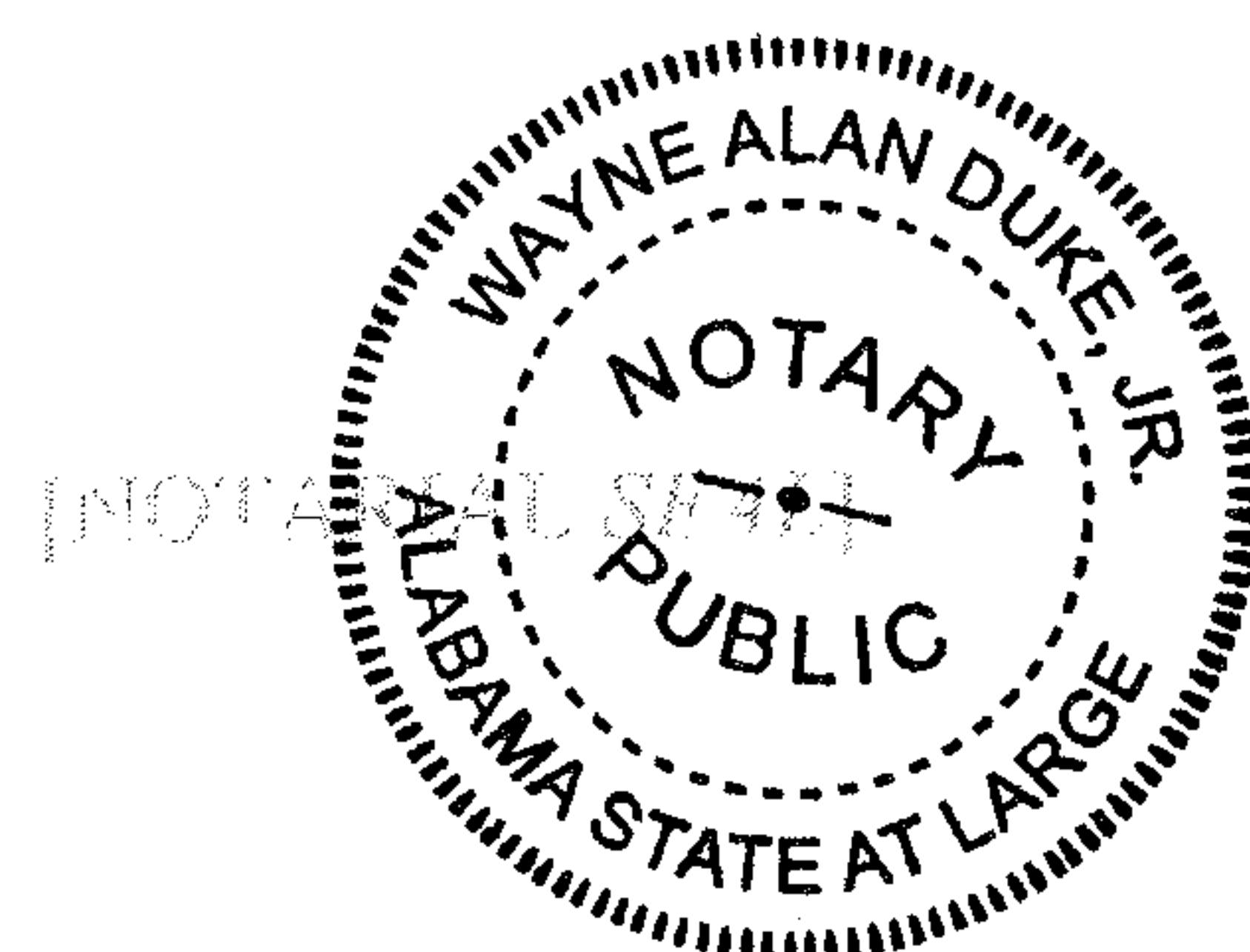
IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto this the 1<sup>st</sup> day of February, 2023.

*Jeffrey Michael Clair*  
**JEFFREY MICHAEL CLAIR**, as  
 Personal Representative of the  
 Estate of Matthew Robert Clair, deceased.

**STATE OF ALABAMA** )  
 :  
Jefferson **COUNTY** )

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **JEFFREY MICHAEL CLAIR**, as **Personal Representative** of the **ESTATE OF MATTHEW ROBERT CLAIR, deceased**, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in his capacity as such fiduciary on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of February, 2023.



*W. Alan Duke Jr.*  
**NOTARY PUBLIC**

My Commission Expires: 01/10/27

## EXHIBIT "A"

Commence at a point set by a Final Judgment in a Civil Action #CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run 200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg. 00 min. 00 sec. right and run 210.0 feet to a point; thence turn an angle of 60 deg. 30 min. 46 sec. right and run a distance of 107.88 feet to the point of beginning of the property being described; thence turn an angle of 23 deg. 12 min. 58 sec. right and run Northwesterly a distance of 210.08 feet to a point; thence turn an angle of 89 deg. 58 min. 46 sec. right and run Northeasterly a distance of 104.96 feet to a point; thence turn an angle of 89 deg. 58 min. 54 sec. right and run Southeasterly a distance of 210.02 feet to a point; thence turn an angle of 89 deg. 58 min. 56 sec. right and run Southwesterly a distance of 105.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Also an access easement for ingress and egress that is 30.0 feet in width and described as follows: Commence at a point set by a Final Judgment in a Civil Action No. CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run a distance of 200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg 00 min. 00 sec. right and run 210.0 feet to a point; thence turn an angle of 60 deg. 30 min. 46 sec. right and run 107.88 feet to a point; thence turn an angle of 113 deg. 09 min. 34 sec. right and run Northeasterly a distance of 105.10 feet to the point of beginning of the East being described; thence turn an angle of 90 deg. 00 min. right and run 30.0 feet to a point; thence turn an angle of 90 deg. 00 min. right and run 105.10 feet to a point; thence turn an angle of 6 deg. 00 min. left and run 107.0 feet to a point on the North line of a graveled public road; thence turn an angle of 66 deg. 20 min. right and run 32.90 feet to a point; thence turn an angle of 113 deg. 40 min. right and run 120.51 feet to a point; thence turn an angle of 6 deg. 00 min. right and run 107.94 feet to the point of beginning

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/12/2023 08:01:19 AM  
 \$32.00 BRITTANI  
 20231212000356890

Allen S. Brey

