


Send Notice to:

Patricia Ann Webb
Jeffrey Paul Webb
1075 Highway 109
Wilsonville, Alabama 35186

This instrument prepared by:

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


20231214000360120 1/4 \$190.50
Shelby Cnty Judge of Probate, AL
12/14/2023 12:07:27 PM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Patrick Lawrence Cain, a/k/a Patrick Cain, died testate on or about September 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 in the matter of the Estate of Patrick Lawrence Cain, deceased, in Case No. PR-2022-000935, on February 6, 2023, and issued Letters Testamentary to George Michael Cain on said date, and

WHEREAS, George Michael Cain was duly and properly appointed as Personal Representative of the Estate of Patrick Lawrence Cain, deceased, and is acting in such capacity, and

WHEREAS, pursuant to the SECOND paragraph in the probated Last Will and Testament of Patrick Lawrence Cain, deceased, the said Patrick Lawrence Cain devised unto Patricia Ann Webb the right to live at and use certain hereinafter described property for and during her natural life, or as long as she may otherwise choose, and devised all remaining right, title, and interest in the said property to her son, Jeffrey Paul Webb, and

WHEREAS, the purpose of this deed is to satisfy the devise and provisions of the Last Will and Testament of Patrick Lawrence Cain, deceased, and convey all right, title and interest of the Estate of Patrick Lawrence Cain, deceased, in the hereinafter described property to the said devisees, and Grantees herein, Patricia Ann Webb and Jeffrey Paul Webb, in accordance with their respective interests, and in accordance with the authority granted to the Personal Representative by the Will, and

WHEREAS, the undersigned, as Personal Representative, has heretofore conveyed to Jeffrey Paul Webb, a/k/a Jeffrey Webb, other adjacent real property of the decedent pursuant to a deed recorded as Instrument No. 20230920000282300 with the Shelby County Judge of Probate, and

WHEREAS, no Claims have been filed in the Estate of Patrick Lawrence Cain, deceased, and

WHEREAS, Ona Louise Cain, the wife of the decedent, Patrick Lawrence Cain, predeceased him, having died on or about June 18, 2021.

NOW, THEREFORE, pursuant to the Last Will and Testament of Patrick Lawrence Cain, 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 Grantees, the receipt whereof is hereby acknowledged, I or we, the Estate of Patrick Lawrence Cain, deceased, by the undersigned George Michael Cain, as Personal Representative of the Estate of Patrick Lawrence Cain, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Patricia Ann Webb, a life interest or life estate, and unto Jeffrey Paul Webb, all remaining right, title, and interest, in and to the following real property (said Patricia Ann Webb and Jeffrey Paul Webb herein referred to as Grantees), which said property is more particularly described, and situated in Shelby County, Alabama, to-wit:

Part of the SE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 East, being more particularly described as follows:

Begin at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 1 East, thence run North along the West line of said 1/4-1/4 Section a distance of 547.80 feet; thence turn an angle of 90 deg. 45 min. 25 sec. to the right and run a distance of 706.13 feet to the West right of way line of Shelby County Hwy No. 109; thence turn an angle of 69 deg. 25 min. 16 sec. to the right and run Southeasterly along the West right of way line of said Hwy. a distance of 581.71 feet to the South line of said 1/4-1/4 Section; thence turn and angle of 110 deg. 22 min. 21 sec. to the right and run West along the South line of said 1/4-1/4 Section a distance of 903.38 feet to the point of beginning.

SUBJECT TO all easements and restrictions of record, if any.

LESS AND EXCEPT the property conveyed to the Grantee, Jeffrey Paul Webb, a/k/a Jeffrey Webb, as recorded in Instrument No. 20230920000282300 with the Shelby County Judge of Probate.

LESS AND EXCEPT a parcel of land in the Southeast 1/4 of the Norwest 1/4 of Section 21, Township 20 South, Range 1 East, being a part of the same land described in a deed to Ona Louise Cain and Patricia Ann Webb, recorded in Instrument No. 1994-05524, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at a rebar, with a cap stamped Hillery King, Jr. at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence N 89° 10' 45" E, along the South line of said sixteenth section, a distance of 411.22 feet to a point; thence N 00° 05' 31" E, a distance of 43.21 feet to a point in an old fence; then S 89° 23' 10" W, along said fence, a distance of 410.98 feet, to a rebar found with a cap stamped "Clinkscales" at the Southeast corner of Lot 2, Wood Ridge Estates, MB 56, PG 57; thence S00° 29' 43" W, a distance of 33.00 feet to the Point of Beginning.

LESS AND EXCEPT a parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 East, being a part of the same land described in a deed to Ona Louise Cain and Patricia Ann Webb, recorded in Inst. No. 1994-05524, of the Real Property

Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

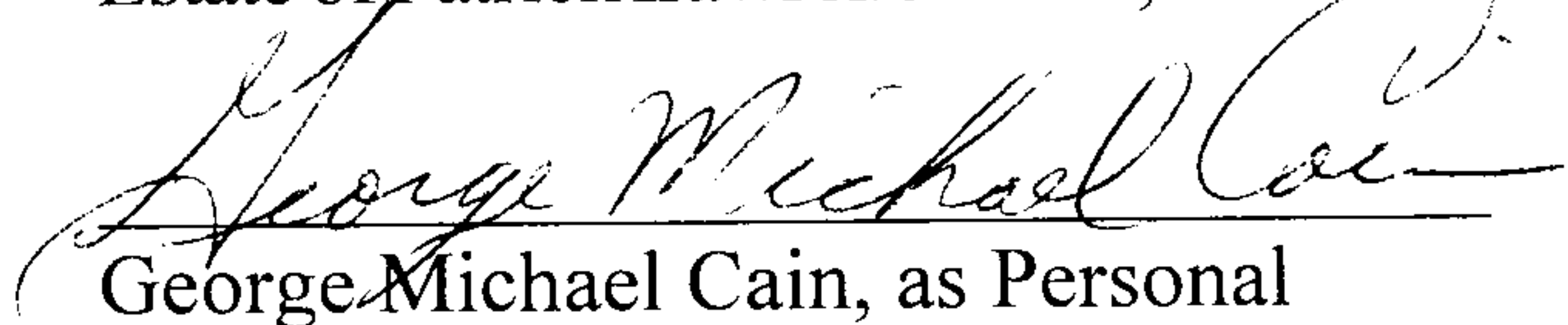
Beginning at a rebar, with a cap stamped Hillery King, Jr. at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence N 89° 10' 45" E, along the South line of said sixteenth section, a distance of 411.22 feet to the point of beginning; thence S 89° 10' 45" E, along the South line of said sixteenth section, a distance of 487.93 feet to a point on the west right-of-way of County Highway 109; thence N 19° 33' 18" W, along said right-of-way, a distance of 58.59 feet to a spike found, at a fence corner, thence S 89° 23' 11" W, along the remains of an old fence, a distance of 468.23 feet, to a point; thence S 00° 05' 31" W, a distance of 43.21 feet, to the POINT OF BEGINNING.

TO HAVE AND TO HOLD to the said Grantees, Patricia Ann Webb and Jeffrey Paul Webb, their heirs and assigns forever, their respective property rights as set forth above, to-wit, a life interest or life estate to Patricia Ann Webb, and all remaining right, title, and interest to Jeffrey Paul Webb, according to the Last Will and Testament of Patrick Lawrence Cain, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, Case No. PR-2022-000935.

And I do, as Personal Representative of the Estate of Patrick Lawrence Cain, deceased, covenant with the said Grantees, their 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 09 day of November, 2023.

Estate of Patrick Lawrence Cain, Deceased



George Michael Cain, as Personal Representative of the Estate of Patrick Lawrence Cain, deceased

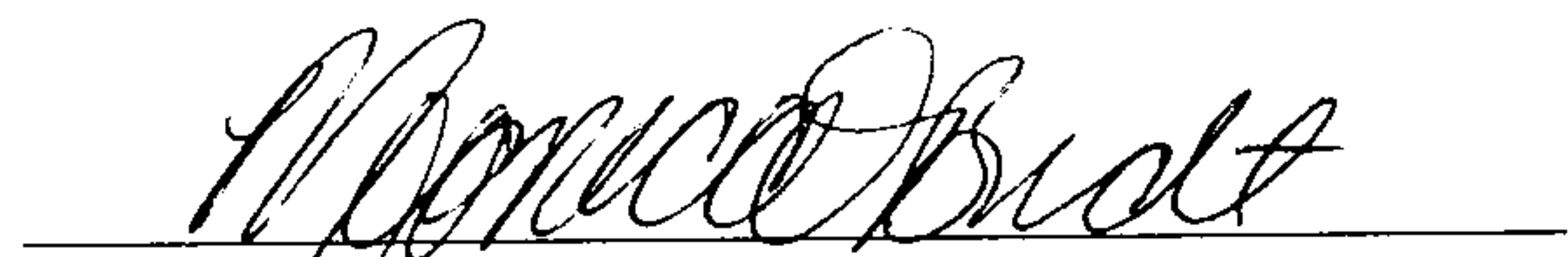
STATE OF OHIO)
Greene COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that George Michael Cain, whose name as Personal Representative of the Estate of Patrick Lawrence Cain, 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, he, 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 9th day of November, 2023.



MONICA BRANDT
Notary Public
State of Ohio
My Comm. Expires
July 31, 2027


Notary Public
My commission Expires: 01/31/2027

Real Estate Sales Validation Form

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

Grantor's Name George Michael Cain, Personal
Mailing Address Representative
1236 Old Farm Lane
Springfield, Ohio 45503

Grantee's Name Patricia Ann Webb and
Mailing Address Jeffrey Paul Webb
1075 Highway 109
Wilsonville, Alabama 35186

Property Address 1021 Highway 109
Wilsonville, Alabama 35186

Date of Sale 11/9/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 159,310.00



20231214000360120 4/4 \$190.50
Shelby Cnty Judge of Probate, AL
12/14/2023 12:07:27 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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Property Tax Commissioner

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 12-6-23

Print JEFFREY WEBB

☐ Unattested

Karin M. Funder
(verified by)

Sign

Jeffrey Paul Webb
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1