



20231219000364360 1/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/19/2023 01:39:06 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

PERSONAL REPRESENTATIVE DEED

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed by Michael Woodall, as Personal Representative of the Estate of Jack Winfred Thomas, Deceased, Shelby County, Alabama, Probate Case No. PR-2022-000339, (hereinafter referred to as "Grantor"), to Jackie Dobbs (hereinafter referred to as "Grantee"). This deed is executed pursuant to the Petition filed by the Personal Representative to Approve this Sale and the Order by the Shelby County Probate Court's Order approving the sale dated the 28th day of November, 2023.

NOW THEREFORE, in consideration in the amount of \$9,040.62 which represents the Grantee's 1/6 interest in the property per the law of intestate succession, the receipt of which is hereby acknowledged, the Grantor does hereby **RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY** to JACKIE DOBBS, a married woman, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, State of Alabama, to-wit:

**See attached Legal Description for "Parcel 3"
Subject to the attached Legal Description and the Ingress, Egress and Utility
Easement which is incorporate herein as part of this conveyance.**

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

This instrument is executed by Michael Woodall in his capacity as Personal Representative of the Estate of Jack Winfred Thomas, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in his individual capacity, and the undersigned expressly limits his individual liability hereunder to the assets he receives and holds in her capacity as Personal Representative as aforesaid.

Given under my hand and seal this the 13 day of DECEMBER, 2023.

Michael Woodall (SEAL)
Michael Woodall, Personal Representative of
the Estate of Jack Winfred Thomas, GRANTOR.

Shelby County, AL 12/19/2023
State of Alabama
Deed Tax: \$9.50

STATE OF ALABAMA)
JEFFERSON MNQ)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, MARILYN NASH JOHNSTON, a Notary Public in and for said County, in said State, do hereby certify that Michael Woodall, as Personal Representative of the Estate of Jack Winfred Thomas, Shelby County Alabama, Case No.: PR-2022-000339, whose name 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 Personal Representative's Deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of DECEMBER, 2023.

(SEAL)



Marilyn Nash Johnston
Notary Public MARILYN NASH JOHNSTON
My commission expires: 07.02.2025

Prepared by:
Scott Harwell
16700 US-280 Ste C
Chelsea, AL 35043

LEGAL DESCRIPTION:

(AS SURVEYED)



20231219000364360 2/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/19/2023 01:39:06 PM FILED/CERT

PARCEL 3:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 5/8" REBAR; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE S 89°21'42" E FOR A DISTANCE OF 371.47 FEET TO A FOUND 2" OPEN TOP PIPE; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE N 89°32'25" E FOR A DISTANCE OF 492.43 FEET TO A FOUND 2" OPEN TOP PIPE; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE N 89°21'41" E FOR A DISTANCE OF 465.55 FEET TO A FOUND 3"X3" CONCRETE MONUMENT, LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION N 89°38'17" E FOR A DISTANCE OF 373.67 FEET TO A FOUND 1/2" REBAR STAMPED "R & G"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 71°48'40" W FOR A DISTANCE OF 294.73 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN N 17°12'24" W FOR A DISTANCE OF 216.12 FEET TO THE **POINT OF BEGINNING** OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN N 37°08'08" E FOR A DISTANCE OF 135.04 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "PLS #18899"; THENCE RUN N 53°43'42" W FOR A DISTANCE OF 210.01 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN S 37°08'36" W FOR A DISTANCE OF 206.89 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN S 53°43'42" E FOR A DISTANCE OF 210.04 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN N 37°08'08" E FOR A DISTANCE OF 71.85 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL BEING 1.00 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

(AS SURVEYED)



20231219000364360 3/4 \$40.50
Shelby Cnty Judge of Probate, AL
12/19/2023 01:39:06 PM FILED/CERT

INGRESS, EGRESS, AND UTILITY EASEMENT:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 5/8" REBAR; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE S 89°21'42" E FOR A DISTANCE OF 371.47 FEET TO A FOUND 2" OPEN TOP PIPE; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE N 89°32'25" E FOR A DISTANCE OF 492.43 FEET TO A FOUND 2" OPEN TOP PIPE; THENCE CONTINUE ALONG SAID 1/4 - 1/4 LINE N 89°21'41" E FOR A DISTANCE OF 465.55 FEET TO A FOUND 3"X3" CONCRETE MONUMENT, LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION N 89°38'17" E FOR A DISTANCE OF 373.67 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "R & G"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 71°48'40" W FOR A DISTANCE OF 294.73 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN N 17°12'24" W FOR A DISTANCE OF 216.12 TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248" AND THE **POINT OF BEGINNING** OF AN EASEMENT FOR INGRESS/ EGRESS AND UTILITIES; THENCE RUN N 44°40'07" E FOR A DISTANCE OF 196.94 FEET TO A POINT; THENCE RUN N 43°21'26" E FOR A DISTANCE OF 46.79 FEET TO A POINT; THENCE RUN N 35°28'07" E FOR A DISTANCE OF 36.57 FEET TO A POINT; THENCE RUN N 29°33'25" E FOR A DISTANCE OF 25.06 FEET TO A POINT; THENCE RUN N 23°55'01" E FOR A DISTANCE OF 43.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 280 (250' R.O.W.); THENCE CONTINUE ALONG SAID RIGHT OF WAY N 53°31'58" W FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, RUN S 23°48'17" W FOR A DISTANCE OF 47.70 FEET TO A POINT; THENCE RUN S 33°50'45" W FOR A DISTANCE OF 56.41 FEET TO A POINT; THENCE RUN S 43°21'26" W FOR A DISTANCE OF 45.58 FEET TO A POINT; THENCE RUN S 44°40'07" W FOR A DISTANCE OF 197.76 FEET TO A POINT; THENCE RUN S 37°08'08" W FOR A DISTANCE OF 73.06 FEET TO A POINT; THENCE RUN S 53°43'42" E FOR A DISTANCE OF 15.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "PLS 37248"; THENCE RUN N 37°08'08" E FOR A DISTANCE OF 71.85 FEET TO THE **POINT OF BEGINNING**. SAID EASEMENT BEING 0.14 AC, MORE OR LESS. SAID EASEMENT SERVICING PARCELS 1,2, & 3.

Real Estate Sales Validation Form

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

Grantor's Name Jack Thomas
Mailing Address 190 Ridgewood Dr.
Harpersville AL 35678

Grantee's Name Jackie Dobbs
Mailing Address 251 Paley St.
Vincent AL 35178

Property Address 190 Ridgewood Dr
Harpersville AL
35678

Date of Sale _____
Total Purchase Price \$ 9040.62
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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

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

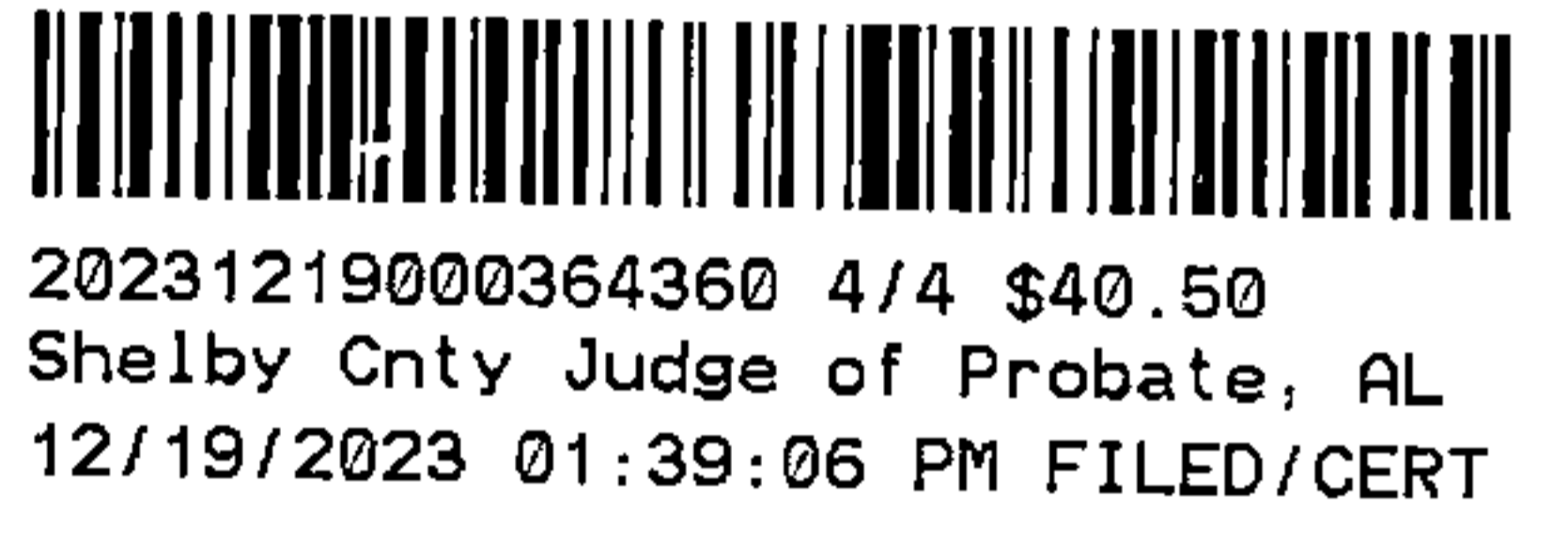
Date of Sale - the date on which interest to the property was conveyed.

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 12-19-2023

Print Jackie Dobbs

Unattested

Sign Jackie Dobbs

(verified by)

(Grantor/Grantee/Owner/Agent) circle one