

Send tax notice to:
Whendy Carol Durham
294 Hemlock Drive
Fairhope, AL 36532

This Instrument Prepared By:
Richard W. Theibert, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Sue G. Durham, deceased, the undersigned Grantors, Ricky Michael Durham and Whendy Carol Durham, in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Ricky Michael Durham and Whendy Carol Durham as tenants in common (hereinafter referred to as "Grantees" and said Grantees being the devisees pursuant to the terms of the said decedent's Will, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Amended Map of Wilmington Place, as recorded in Map Book 30, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

(NOTE: Glenn Durham and Sue Durham a/k/a Susan G. Durham acquired title joint with right of survivorship. Glenn Durham died on December 16, 2012 and his estate was administered in this Court and is identified as Case No. PR-2013-000071.)

SOURCE OF TITLE: Instrument No. 20031118000759800

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

This property does not constitute the homestead of either Grantor.

The Grantors and the Grantees are the same persons.

TO HAVE AND TO HOLD, the above granted property together with the tenements, hereditaments, and appurtenances thereto belonging in any way whatsoever unto said Grantee, their heirs and assigns forever.

The said decedent's Will dated May 10, 2016 and First Codicil thereto dated July 21, 2022, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2022-000840 and said Court issued Letters Testamentary to the Personal Representative on September 8, 2022.

The Grantors attest, to the best of the Grantors' knowledge and belief that the information contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on

January 4, 2024.



Ricky Michael Durham, as Personal Representative of the Estate of Susan G. Durham, deceased

I, the undersigned authority, a Notary Public in and for the State of Georgia at Large, hereby certify that Ricky Michael Durham, whose name as Personal Representative of the Estate of Susan G. Durham, 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 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on 1-4-2024

Poor Quality



Notary Public



Printed Name

(NOTARY SEAL)

My Commission Expires: 1-24-25

Whendy Carol

Whendy Carol Durham, as Personal Representative of the Estate of Susan G. Durham, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Whendy Carol Durham, whose name as Personal Representative of the Estate of Susan G. Durham, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand on December 18th, 2023.

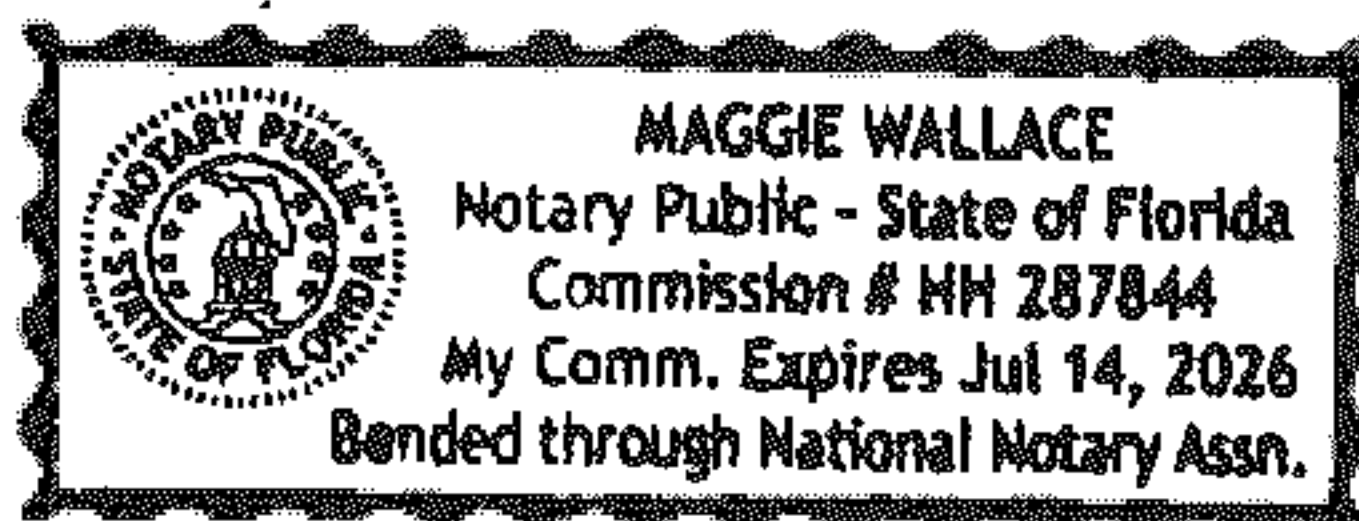
State - Florida
County - Duval (MK)

Maggie Wallace
Notary Public

Maggie Wallace
Printed Name

(NOTARY SEAL)

My Commission Expires: 7/14/2026





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2024 02:22:36 PM
 \$35.00 PAYGE
 20240110000009010

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name: Ricky Michael Durham and
 Mailing Address: Whendy Carol Durham, Per Rep
 294 Hemlock Drive
 Fairhope, AL 36532

Grantee's Name: Ricky Michael Durham and
 Mailing Address: Whendy Carol Durham, TIC
 294 Hemlock Drive
 Fairhope, AL 36532

Property Address: 2001 Wilmington Place, Bham
 35242
 Pcl ID 10-2-03-0-004-018.000

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 860,100.00 PER WILL

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 12-16-2023

Print Whendy Carol Durham, Per. Rep.

☒ Unattested

Whendy Durham
 (verified by)

Sign

Whendy Durham

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1