

IN THE MATTER OF THE ESTATE OF ) IN THE PROBATE COURT  
WILLIAM RONALD PERRY, ) OF JEFFERSON COUNTY, ALABAMA  
)  
DECEASED. ) CASE NO. 23 B HM 02789

**PETITION FOR LETTERS OF ADMINISTRATION**

Comes the petitioner, William Michael Perry, and respectfully shows the Court the following facts:

1. William Ronald Perry (the "decedent") died in Jefferson County, State of Alabama, on or about January 17, 2021 and at the time of such death was an inhabitant of Jefferson County, Alabama.

2. Said death has been known for more than five (5) days; and the decedent left no last will and testament.

3. The decedent left assets in Jefferson County, Alabama. All the properties, real and personal, of which the decedent died seized and possessed are estimated to be worth approximately \$60,000.00 and probably not more. (\$60,000 Real Property only) (no Personal Property).

4. The names, ages, conditions, relationships, and residences of the surviving spouse, heirs and distributees of the decedent's estate are as follows:

<u>Name, age, condition, relationship</u>	<u>Address</u>
William Michael Perry, age of majority, Sound mind, Son	2109 Larchmont Circle Vestavia Hills, AL 35216
Christopher Jody Perry, age of majority, Sound mind, Son	110 Yates Road Sumiton, AL 35148

5. The petitioner is the son of the decedent, is a resident of the State of Alabama, is over nineteen (19) years of age, is in no respect disqualified under the law from serving as personal representative of the decedent's estate and is entitled to administer said estate by right of priority pursuant to Ala. Code §43-2-42.

WHEREFORE, believing that said estate should be immediately administered to the end that said properties may be collected and preserved for those who shall appear to have legal right or interest therein, the petitioner prays that the Probate Judge of this Court grant letters of administration on the decedent's estate to the petitioner upon the petitioner's entering into bond in such sum as is required by statute and with such security or securities as shall be approved by said Judge and Court. This Petition does not require verification under applicable statutes.

Attorney for Petitioner:  
Malcolm S. Mcleod  
1980 Braddock Drive  
Hoover, AL 35226



\_\_\_\_\_  
Petitioner's Signature

William Michael Perry

\_\_\_\_\_  
Petitioner's Name

2109 Larchmont Circle

\_\_\_\_\_  
Vestavia Hills, AL 35216

\_\_\_\_\_  
Address

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**BENCH NOTE**

Filed in the Probate Court of Jefferson County, Alabama, prayer granted, and petition ordered recorded this the 21<sup>st</sup> day of November, 2023.

Sherri C. Friday  
\_\_\_\_\_  
Judge of Probate

PETITION FOR LETTERS OF ADMINISTRATION  
(Code 1975, §43-2-40, et seq.; §43-2-42)

B'HAM BAR ASS'N FORM NO. 3B.09  
(Revised May 1990)

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**LETTERS OF ADMINISTRATION**

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**IN THE MATTER OF THE ESTATE OF:**

**IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMA**

**WILLIAM RONALD PERRY**

**CASE NO. 23BHM02789**

**Deceased**

**LETTERS OF ADMINISTRATION**

Letter of Administration on the above-named deceased are hereby granted to WILLIAM MICHAEL PERRY qualified and given bond in the amount \$25,000.00 as such Personal Representative and is authorized to administer such estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as amended).

**WITNESS** my hand this date, the 21<sup>st</sup> day of November 2023

  
**JUDGE OF PROBATE**

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I, SHERRI C. FRIDAY, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters of Administration** issued in the above-styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

**WITNESS** my hand and seal of said Court this date, the 21<sup>st</sup> day of November 2023

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**Judge of Probate**

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IN THE MATTER OF:	)	IN THE PROBATE COURT OF
	)	JEFFERSON COUNTY, ALABAMA
THE ESTATE OF:	)	
	)	CASE NUMBER 23BHM02789
WILLIAM RONALD PERRY	)	
DECEASED	)	

**ORDER GRANTING LETTERS OF ADMINISTRATION**

This day came William Michael Perry and filed an application in writing and under oath, alleging that William Ronald Perry, who at the time of his death was an inhabitant of this County, died on or about the 17<sup>th</sup> day of January, 2021, leaving assets in this State, both real and personal, the estimated value of which is \$60,000.00. That the death of the intestate has been known more than five days; and that petitioner is the son of said deceased; and praying that Letters of Administration may be granted to William Michael Perry upon his entering into bond in such sum and with such securities as are required by law; and said petitioner having filed bond as such personal representative in the sum of \$25,000.00, with Western Surety Company as security thereon, payable and conditioned as the law directs, and approved by the Judge of this Court.

It is **ORDERED, ADJUDGED AND DECREED** by the Court that said William Michael Perry be and he is hereby appointed personal representative of said estate, and that Letters of Administration on said estate do issue to William Michael Perry forthwith.

It is further **ORDERED, ADJUDGED AND DECREED** by the Court that said William Michael Perry, as such personal representative, proceed immediately to collect and take into his possession the goods and chattels, monies, books, papers and evidences of debt of the deceased, except the personal property specifically exempted from administration under Sections 43-8-110 and 43-8-111, 1975, Code of Alabama, and to make and return to this Court within two months a full and complete inventory of the same.

**DONE** this date, November 21, 2023.

*Shawn C. Friday*  
 \_\_\_\_\_  
 Judge of Probate

IN THE MATTER OF THE ESTATE OF	)	IN THE PROBATE COURT
WILLIAM RONALD PERRY,	)	OF JEFFERSON COUNTY, ALABAMA
	)	
DECEASED.	)	CASE NO. 23 BHM 02789

**PETITION FOR SALE OF REAL PROPERTY  
FOR DIVISION AND DISTRIBUTION  
(Decedent)**

Comes the petitioner, William Michael Perry, as Personal Representative of the Estate of William Ronald Perry, deceased (the "decedent"), and respectfully shows this Court the following facts:

1. The following described real property was owned by the decedent at the time of death:

2698 Helena Road (1/4 interest)  
Helena, AL 35080

2. The Estate of decedent is solvent; and the following is a correct and complete list of the names, ages, conditions, and residences of the devises who are entitled to the above-described property:


Name, age, condition, relationship	Address
William Michael Perry, age of majority, Sound mind, son	2109 Larchmont Circle Hoover, AL 35216
Christopher Jody Perry, age of majority, Sound mind, son	110 Yates Road Sumiton, AL 35148

3. The above-described real property cannot be equitably divided among the person(s) entitled thereto as above named; and it is necessary for a fair and equitable distribution that said property be sold. The above-named adults(s) request and consent that said real property be sold for distribution. (Contract attached: Exhibit "A").

4. An Order for said sale has been received by the Personal Representative of the Estate of Philip Dalton Perry on December 5, 2023, (Exhibit "B");

WHEREFORE, the petitioner prays that this Court authorize the petitioner to sell the aforesaid real property for the purpose of making a division and distribution among said person, and that such proceedings, orders, and decrees be had and made in the premises as may be necessary to effect said sale for such purpose according to law, and to make a correction to the Order to reflect the accurate ownership of the Estate.

Attorney for Petitioner:  
Malcolm S. McLeod  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226  
MCL 043  
Malcolm@mcleodlaw.net

  
\_\_\_\_\_  
Petitioner's Signature  
William Michael Perry  
\_\_\_\_\_  
(Petitioner's Name)

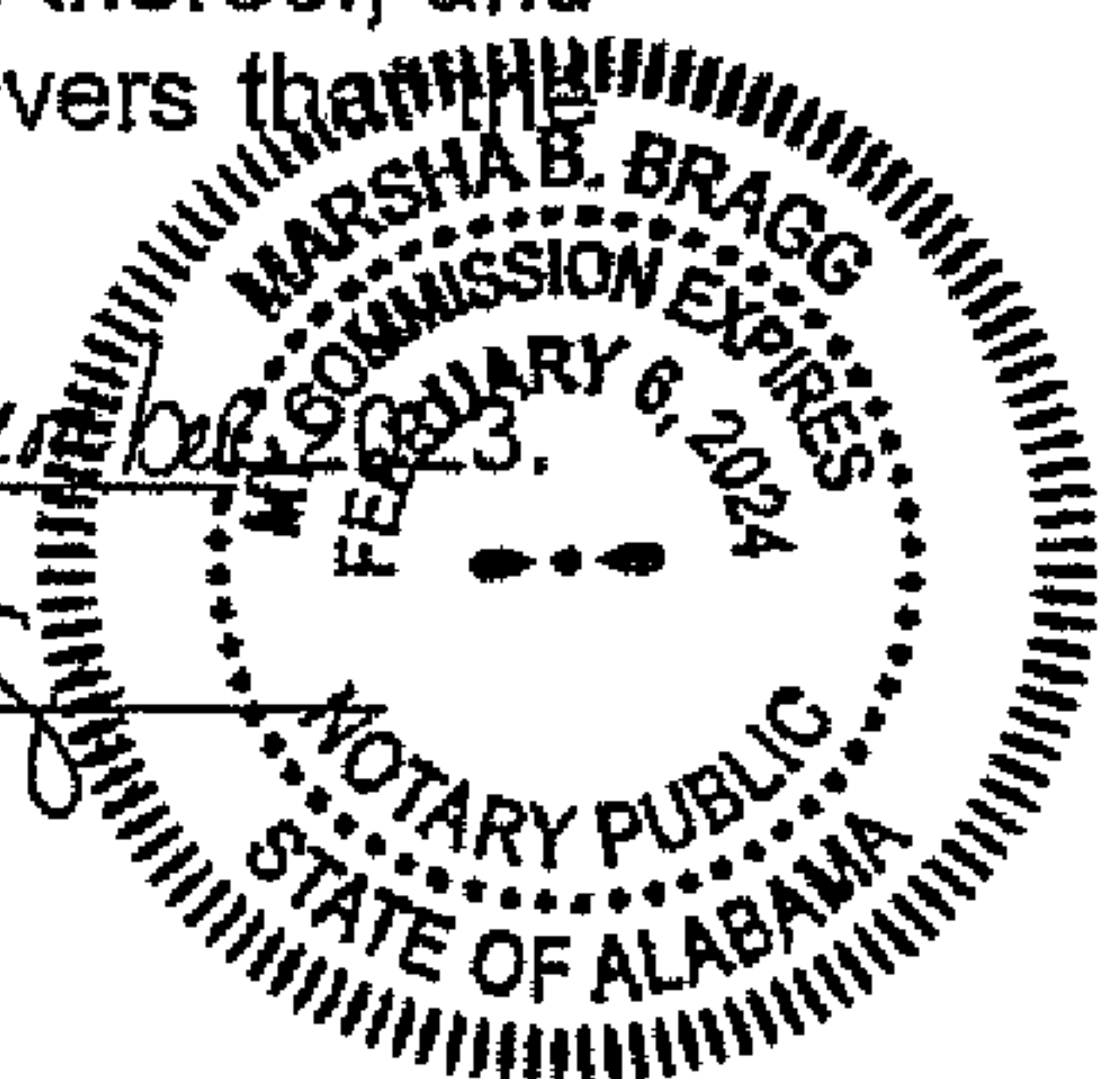
VERIFICATION

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

Before me, Malcolm S. McLeod, a notary public in and for said county in said state, personally appeared William Michael Perry, who being first duly sworn, makes oath that he has read the foregoing petition and knows the contents thereof, and that he is informed and believes, and upon such information and belief, avers that the facts alleged therein are true and correct.

Subscribed and sworn to before me this the 15<sup>th</sup> day of December, 2023.

Marsha B. Bragg  
\_\_\_\_\_  
Notary Public



BENCH NOTE

Filed in the Probate Court of Jefferson County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2023.

Filed in office this 14<sup>th</sup>  
day of December, 20 23 and  
set for hearing on the \_\_\_\_\_  
day of \_\_\_\_\_, 20 \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_

\_\_\_\_\_  
Judge of Probate

\_\_\_\_\_  
Judge of Probate

IN THE MATTER OF THE ESTATE OF	)	IN THE PROBATE COURT
WILLIAM RONALD PERRY,	)	OF JEFFERSON, ALABAMA
	)	
DECEASED.	)	CASE NO. 23 BHM 02789

**CONSENT TO SALE OF REAL PROPERTY FOR DIVISION AND DISTRIBUTION**

I, the undersigned, Christopher Jody Perry, being entitled to (1/8) interest in the lands hereinafter described, do hereby request and consent that the same be sold for the purpose of making a division among property owners, per the attached contract, said lands being described as follows:

2698 Helena Road (1/4 interest for Estate of William Ronald Perry)  
Helena, AL 35080

This the 12 day of December, 2023.

Christopher Jody Perry  
Signature of Consenting Person

Christopher Jody Perry  
(Name of Consenting Person)

110 Yates Road  
Address

Sumiton, AL 35148  
zip code

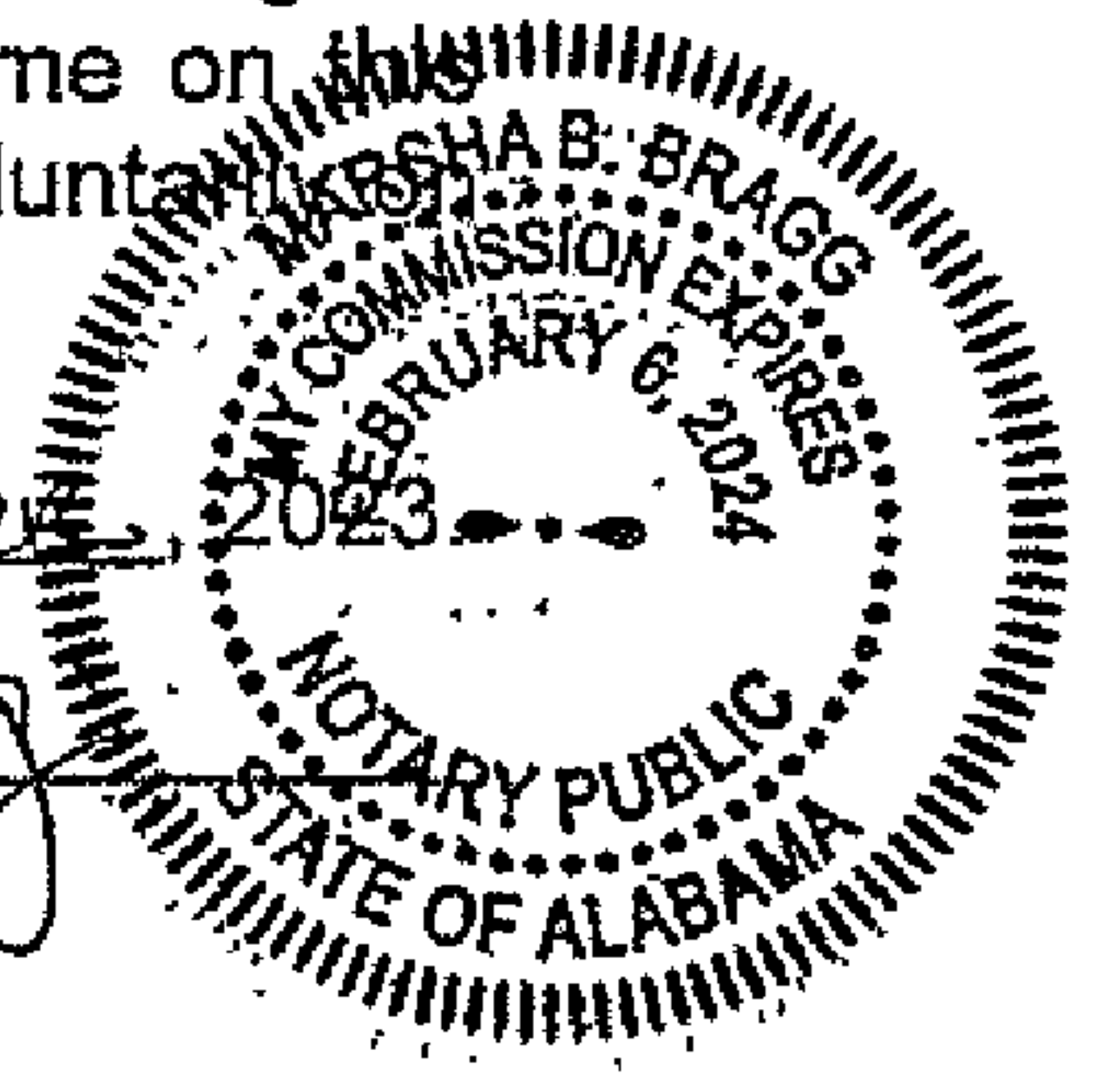
VERIFICATION

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Marsha B. Bragg, a notary public in and for said county in said state, hereby certify that Christopher Jody Perry, whose name is signed to the foregoing consent, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, has executed the same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 12<sup>th</sup> day of December, 2023.

Marsha B. Bragg  
Notary Public



BENCH NOTE

14<sup>th</sup> Filed in the Probate Court of Jefferson, Alabama, and ordered recorded this the 14<sup>th</sup> day of December, 2023.

Sherril C. Friday  
Judge of Probate

CONSENT TO SALE OF REAL PROPERTY  
FOR DIVISION AND DISTRIBUTION  
(Heirs or Devises)  
(Code 1975, '43-2-443)

B'HAM BAR ASS'N FORM NO. 3C.05  
(Revised May 1990)

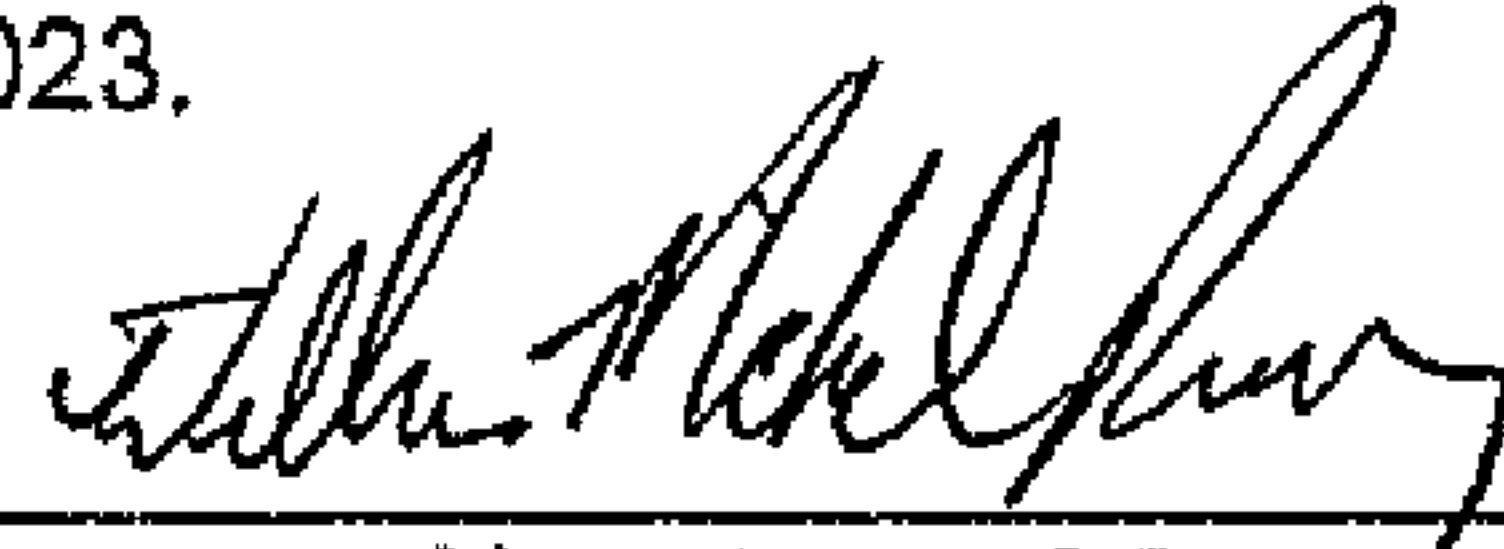
IN THE MATTER OF THE ESTATE OF ) IN THE PROBATE COURT  
WILLIAM RONALD PERRY, ) OF JEFFERSON, ALABAMA  
DECEASED. ) CASE NO. 23 BHM 02789

**CONSENT TO SALE OF REAL PROPERTY FOR DIVISION AND DISTRIBUTION**

I, the undersigned, William Michael Perry, being entitled to (1/8) interest in the lands hereinafter described, do hereby request and consent that the same be sold for the purpose of making a division among property owners, per the attached contract, said lands being described as follows:

2698 Helena Road (1/4 interest for Estate of William Ronald Perry)  
Helena, AL 35080

This the 12<sup>th</sup> day of December, 2023.



\_\_\_\_\_  
Signature of Consenting Person

William Michael Perry  
(Name of Consenting Person)

2109 Larchmont Circle  
Address

Vestavia Hills, AL 35216  
zip code

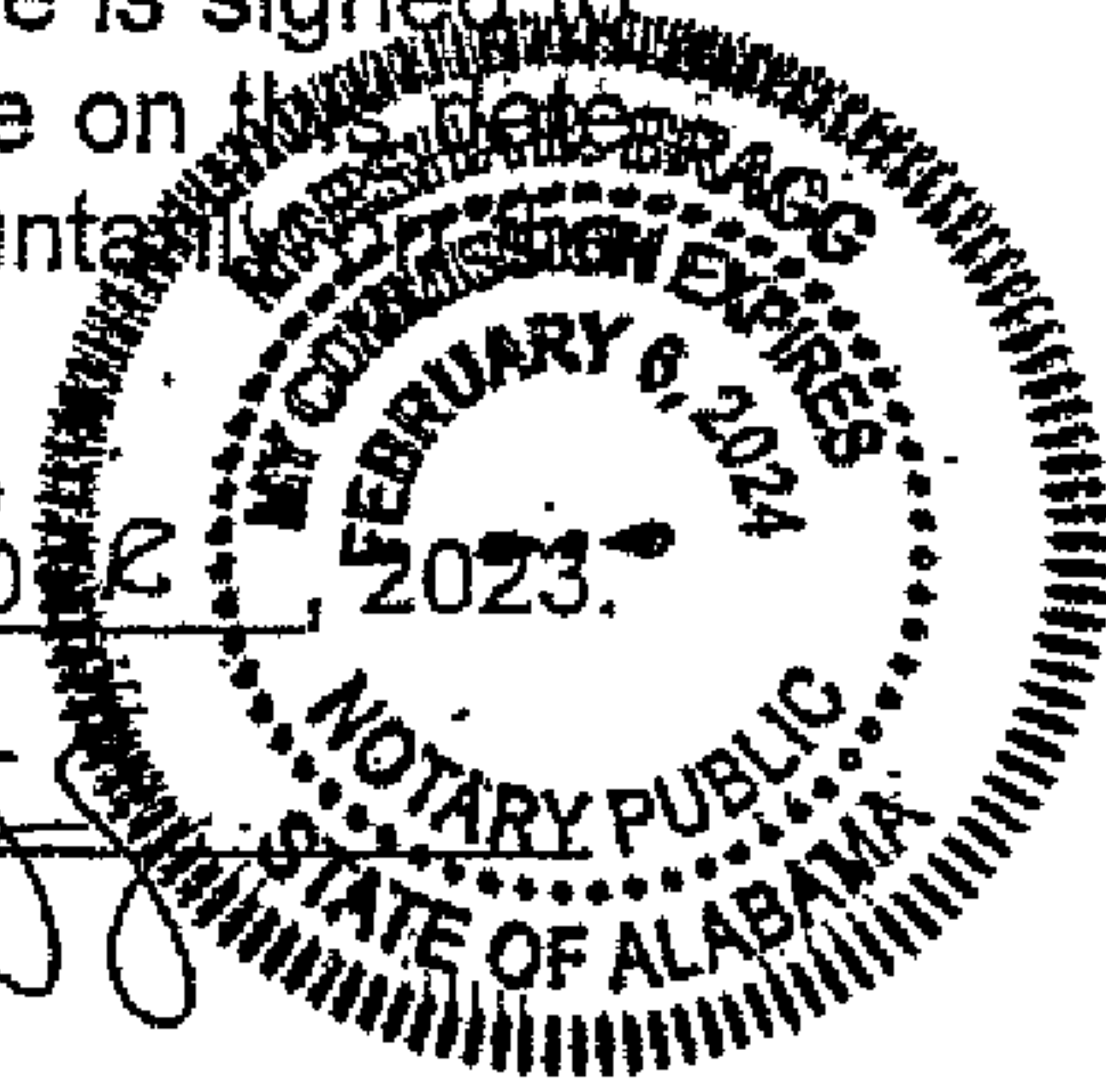
VERIFICATION

STATE OF ALABAMA  
JEFFERSON COUNTY }

I, Marsha B. Braga, a notary public in and for said county in said state, hereby certify that William Michael Perry, whose name is signed to the foregoing consent, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, has executed the same voluntarily on this day the same bears date.

Subscribed and sworn to before me this the 19<sup>th</sup> day of December, 2023.

Marsha B. Braga  
Notary Public



BENCH NOTE

14<sup>th</sup> Filed in the Probate Court of Jefferson, Alabama, and ordered recorded this the 14<sup>th</sup> day of December, 2023.

Sherri C. Friday  
Judge of Probate

CONSENT TO SALE OF REAL PROPERTY  
FOR DIVISION AND DISTRIBUTION  
(Heirs or Devises)  
(Code 1975, '43-2-443)

B'HAM BAR ASS'N FORM NO. 3C.05  
(Revised May 1990)

REVISED BPO AS OF 11/28/2023  
**RESIDENTIAL BROKER PRICE OPINION**

Loan # \_\_\_\_\_  
 REO #: \_\_\_\_\_ This BPO is the  Initial  2nd Opinion  Updated  Exterior Only DATE 02/15/2023  
 PROPERTY ADDRESS: 2698 HELEN RD SALES REPRESENTATIVE: RON KILGO  
HELENA, AL 35080 BORROWER'S NAME: THE ESTATE OF PHILLIP D. PERRY  
 FIRM NAME: KELLER WILLIAMS METRO NORTH COMPLETED BY: ANN THOMAS  
 PHONE NO. 205-401-6611 FAX NO. \_\_\_\_\_

**I. GENERAL MARKET CONDITIONS**

Current market condition:  Depressed  Slow  Stable  Improving  Excellent  
 Employment conditions:  Declining  Stable  Increasing  
 Market price of this type property has:  Decreased \_\_\_\_\_ % In past \_\_\_\_\_ months  
 Increased \_\_\_\_\_ % In past \_\_\_\_\_ months  
 Remained stable

Estimated percentages of owner vs. tenants in neighborhood: 50 % owner occupant 50 % tenant  
 There is a  Normal supply  oversupply  shortage of comparable listings in the neighborhood  
 Approximate number of comparable units for sale in neighborhood: 6  
 No. of competing listings in neighborhood that are REO or Corporate owned: 5  
 No. of boarded or blocked-up homes: 0

**II. SUBJECT MARKETABILITY**

Range of values in the neighborhood is \$ 75,000 to \$ 350,000  
 The subject is an  over improvement  under improvement  Appropriate improvement for the neighborhood.  
 Normal marketing time in the area is: 51 days.  
 Are all types of financing available for the property?  Yes  No If no, explain NO VALUE IN HOME  
 Has the property been on the market in the last 12 months?  Yes  No If yes, \$ 305,000 list price (include MLS printout)  
 To the best of your knowledge, why did it not sell? Due to Re-zoning Committee of the City of Helena, refusing to rezone  
 Unit Type:  single family detached  condo  co-op  mobile home  
 single family attached  townhouse  modular  
 If condo or other association exists; Fee \$ \_\_\_\_\_ monthly  annually Current?  Yes  No Fee delinquent? \$ \_\_\_\_\_  
 The fee includes:  Insurance  Landscape  Pool  Tennis Other \_\_\_\_\_  
 Association Contact: Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

III. COMPETITIVE CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3	
Address	2698 HELENA RD HELENA, AL 35080	2559 HELENA RD. HELENA AL 35080		2536 HELENA RD HELENA, AL 35080		2604 HELENA RD HELENA, AL 35080	
Proximity to Subject		.03 MILES REO/Corp <input type="checkbox"/>		.05 MILES REO/Corp <input type="checkbox"/>		.05 MILES REO/Corp <input type="checkbox"/>	
Sale Price	\$ 305,000	\$ 325,625		\$ 500,000		\$ 600,000	
Price/Gross Living Area	\$ Sq. Ft.	\$ Sq. Ft.		\$ Sq. Ft.		\$ Sq. Ft.	
Sale Date & Days on Market	337	11/01/2022 30 DAYS		02/02/2021 45 DAYS		02/02/2021 38 DAYS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sales or Financing Concessions		CASH	325,625	CASH	500,000	CASH	600,000
Location (City/Rural)	CITY	CITY		CITY		CITY	
Leasehold/Fee Simple	FEE	FEE		FEE		FEE	
Lot Size	.61 ACRE	.79 ACRE	-1500	1.26 ACRE	-150,000	1.36 ACRE	-165,000
View	COMMERICAL	COMMERICAL		COMMERICAL		COMMERICAL	
Design and Appeal	LAND	LAND		LAND		LAND	
Quality of Construction	NONE	NONE		NONE		NONE	
Year Built							
Condition							
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade							
Functional Utility	YES	NO	-2000	NO	-2000	NO	-2000
Heating/Cooling	YES	NO	-5000	NO	-5,000	NO	-5,000
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	1	0		0		0	
Porches, Patio, Deck Fireplace(s), etc.	NONE	NONE		NONE		NONE	
Fence, Pool, etc.	NONE	NONE		NONE		NONE	
Other	NONE	NONE		NONE		NO	
Nat Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 8500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$157,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$172,000
Adjusted Sales Price of Comparable			\$317,125		\$343,000		\$428,000

REO#

Loan #

IV. MARKETING STRATEGY

Occupancy Status: Occupied  Vacant  Unknown

As-is  Minimal Lender Required Repairs  Repaired Most Likely Buyer:  Owner occupant  Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____

GRAND TOTAL FOR ALL REPAIRS \$ \_\_\_\_\_

VI. COMPETITIVE LISTINGS										
ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address 2698 HELENA RD. HELENA, AL 35080		2633 HELENA RD HELENA, AL 35080			9187 HWY 119 ALABASTER, AL 35007			3710 HELENA RD HELENA, AL 35080		
Proximity to Subject		.06 MILES REO/Corp <input type="checkbox"/>			3.50 MILES REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>		
List Price	\$ 305,000	\$ 1,300,000			\$ 875,000			\$ 300,000		
Price/Gross Living Area	\$ Sq.Ft.	\$ Sq.Ft.			\$ Sq.Ft.			\$ Sq.Ft.		
Data and/or Verification Sources	MLS 1343137	COMMERCIAL LISTING			COMMERCIAL LISTING			COMMERCIAL LISTING		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	
Sales or Financing Concessions		CASH	1,300,000	CASH	875,000	CASH	300,000			
Days on Market and Date on Market		DAYS	150	155 DAYS		<input checked="" type="checkbox"/> DAYS 11				
Location (City/Rural)	CITY	CITY		CITY		CITY				
Leasehold/Fee Simple	FEE	FEE		FEE		FEE				
Lot Size	.61 ACRE	3.26 ACRE	-900,000	2.5 ACRE	-500,00	ACRE .65	-100.00			
View	CITY	CITY		CITY		CITY				
Design and Appeal	LAND	LAND		LAND						
Quality of Construction										
Year Built										
Condition										
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.		
Basement & Finished Rooms Below Grade										
Functional Utility	YES	NO		NO		NO				
Heating/Cooling	YES	NO		NO		NO				
Energy Efficient Items	NO	NO		NO		NO				
Garage/Carport										
Porches, Patio, Deck Fireplace(s), etc.										
Fence, Pool, etc.										
Other										
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$-900,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - -	\$-500,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$-100.00			
Adjusted Sales Price of Comparable			\$400,000		\$375,000		\$ 299,900			

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

	Market Value	Suggested List Price
AS IS	355,000	305,000
REPAIRED	_____	_____
30 Quick Sale Value	\$205,000	\$205,000 DUE TO REZONING FAILURE
	\$200,000	
Last Sale of Subject, Price <del>225,000</del>	Date <del>2/1/2023</del>	Revised 11/28/2023

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

(ORIGINAL CONTRACT OF 1/24/2023, WITHDREW OFFER.)  
8/1/2023 NEW CONTRACT

SUBJECT PROPERTY HAS BEEN UNDER CONTRACT SINCE ~~1/24/2023~~. HAD TO USE OLDER SOLD SALES DUE TO THE AREA AND ONLY COULD FIND 2 COMPS OF CURRENT ACTIVE LISTINGS. HELENA IS ADDING MORE RETAIL BUSINESS IN A FORMER RESIDENTIAL AREA. THESE PROPERTIES ARE IN A HIGH DEMAND AREA. SOME COMPS, THE PROPERTIES OFFER MORE ACREAGE WHICH GIVES THEM MORE VALUE ONCE THE LAND IS ANN CLEARED OF ANY OLD STRUCTURES AND TREES.

\*\* SINCE THE REPORT ON 2/15/2023, THIS PROPERTY HAS LOST MOST OF ITS VALUE. THE ZONING COMMITTEE REFUSES TO ALLOW THIS PROPERTY ZONING TO BE CHANGED AGAIN. DUE TO THE NEIGHBOR. THE DESIGN OF RETAIL STORES ADDITIONS HAS CHANGED. A DOT MOVING AND INSTALLING A TURN LANE WILL BLOCK ACCESS TO OUR PROPERTY. THE CURRENT BUYER IS WILLING TO PURCHASE AT A LOWER PRICE, DUE TO THE ZONING. THIS FAMILY JUST WANTS TO CLOSE AND WALK AWAY DUE TO THE REMAINING FAMILY MEMBERS HEALTH.

Signature: Ann Thomas

REVISED BPO AS OF 11/28/2023  
Date: 02/15/2023

Fannie Mae Revised 03/99

Page 2 of 2

CMS Publishing Company 1 800 235-1600 [0399]

IN THE MATTER OF THE ESTATE OF PHILIP DALTON PERRY,  DECEASED.	) ) ) )	IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA  CASE NO. 23 BHM000740
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**AMENDED  
 ORDER AUTHORIZING SALE OF REAL ESTATE AT  
 PRIVATE SALE FOR DIVISION**

This matter coming on to be first heard upon the Petition of Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, for an order of this Court authorizing the sale of certain real estate, hereinafter described, at private sale for division upon the grounds that the same cannot be equitably divided or partitioned among the heirs of said estate without a sale thereof; said Administrator moved the Court to grant said petition; it having been proven to the satisfaction of the Court that said property cannot be equitably divided among the parties interested, without a sale thereof, and it appearing to the satisfaction of the Court that all parties having signed consents to said sale/served, and that it will be to the interest of said estate to sell the same for that purpose at private sale in accordance with the terms of sales contract attached to and made a part of petition. It was therefore,

ORDERED, ADJUDGED AND DECREED by the Court on October 11, 2023, that the prayer of said petition be, and the same is hereby granted, and Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the following described real estate, to-wit:

**2698 Helena Road**  
**Helena, AL 35080**  
**Parcel ID: 13 5 21 1 001 026.000**  
 ("Subject Property")

To Store Growth and Development, LLC for the sum of \$200,000.00.

It has subsequently been determined that ownership to said "Subject Property" extends to only 25.0% of ownership. The other ownership consists of:

Roger Perry (1/4% owner), age of majority, sound mind  
829 Reynolds Crest  
Vestavia Hills, AL 35242

Doris Perry Ward (1/4% owner), age of majority, sound mind  
2103 Chapel Hill Road  
Decatur, AL 35603

Estate of William Ronald Perry (1/4% owner)  
William Michael Perry, Personal Representative  
Age of majority, sound mind  
2109 Larchmont Circle  
Vestavia Hills, AL 35216

These monies shall be paid forthright.

**ORDERED, ADJUDGED AND DECREED** by the Court that the prayer of said petition be, and the same is hereby granted with the original Order hereby amended, and Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the Subject Property by the terms herein contained.

It is further **ORDERED** that The Estate proceeds of Philip Dalton Perry from the sale are to be held in the Probate Court Trust Fund, or by the closing attorney in escrow until the non-claims period has expired. The Administrator shall file a Report of Sale within 30 days of closing and Motion to Increase Bond, if necessary.

Costs taxed against the Estate.

DONE AND ORDERED this 5<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
JUDGE OF PROBATE

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**CERTIFICATE TO COPIES**

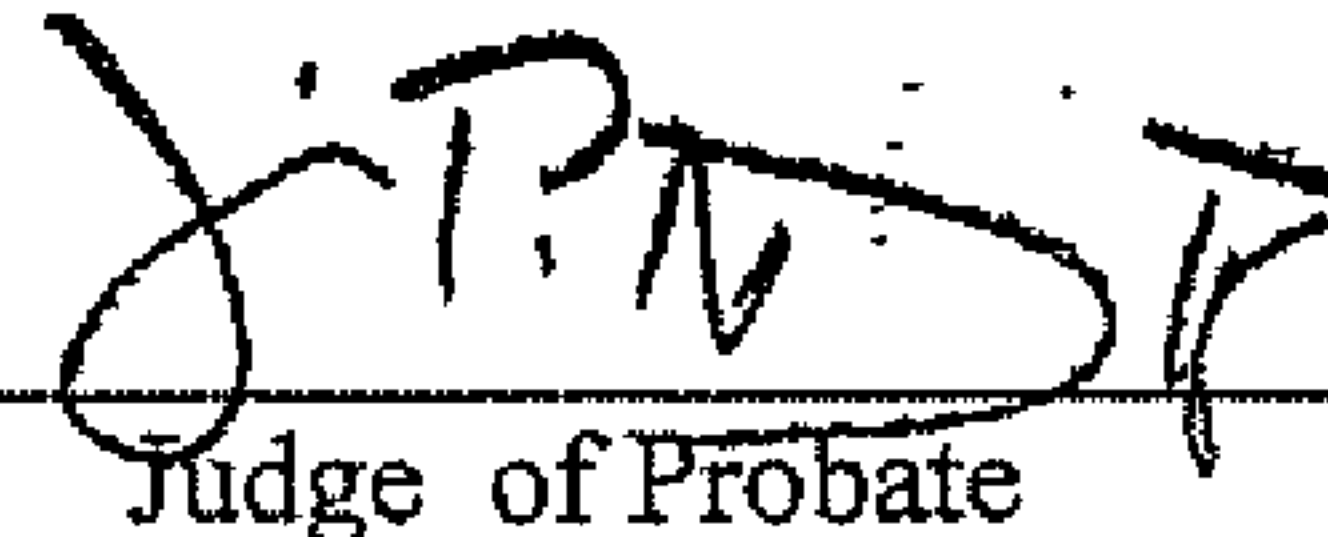
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STATE OF ALABAMA  
JEFFERSON COUNTY

PROBATE COURT  
CASE NO.23BHM000740

I, Judge James P. Naftel, Judge of Probate Court, in and for said County in said State hereby certify that the foregoing contains a full, true, and correct copy of the AMENDED ORDER AUTHORIZING SALE OF REAL ESTATE AT PRIVATE SALE FOR DIVISION in the matter of PHILIP DALTON PERRY as the same appears on file and of record, in this office.

Given under my hand and seal of said Court this date,  
December 8, 2023.

  
\_\_\_\_\_  
Judge of Probate

DocuSign Envelope ID: 9F4576D2-18CB-4FBD-AE96-89FECBAF14BC

**AMENDMENT 3**  
**Change Purchase Price to \$200,000.00**

**RECITALS**

Whereas, Store Growth and Development, LLC ("Buyer") and The Estate of Philip D. Perry and Doris Perry Webster ("Seller") entered into a Contract ("PSA") for the sale of approximately 0.66 acres located at 2698 Helena Road, Helena, AL 35080 ("Property.")

Whereas, in Amendment 1, the Effective Date was changed from August 1, 2023, to August 15, 2023.

Whereas, in Amendment 2, the Inspection Period, was changed to One Hundred Twenty (120) days from the Effective Date.

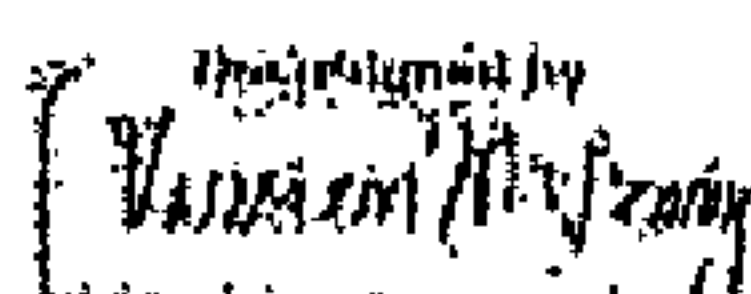
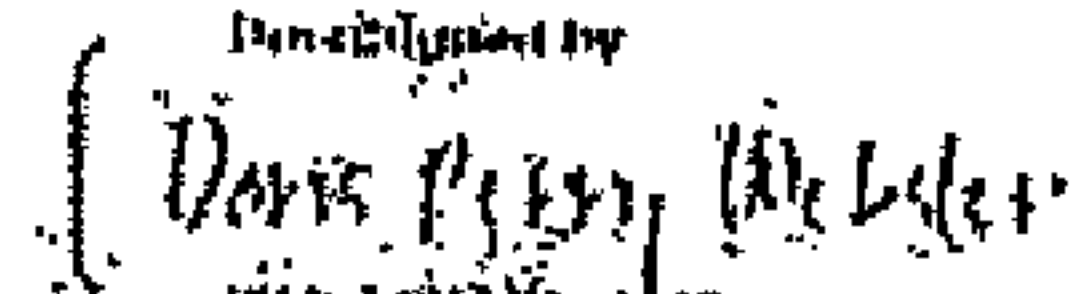
Whereas, Buyer and Seller wish to change the purchase price to Two Hundred Thousand and 00/100 dollars (\$200,000.00).

Therefore, the parties agree Section 2.1, Purchase Price in the PSA, shall be replaced, in its entirety, with the following:

**2.1. Purchase Price.** The purchase price ("Purchase Price") for the Property shall be Two Hundred Thousand and 00/100 dollars (\$200,000.00), in collected funds, and shall be paid by the Buyer to the Seller at the Closing (as hereinafter defined.)

AGREED and EXECUTED on the dates set forth below:

**SELLER: The Estate of Philip D. Perry and Doris Perry Webster**

<small>Authorized by</small>  <small>11/20/2023 1:56 PM NST</small>	<small>Authorized by</small>  <small>11/21/2023 12:22 PM PST</small>
Vivien M. Perry, Personal Representative      Date	

**BUYER: Store Growth and Development LLC**

By:   
Dan Rasmussen, Its Manager      11/27/23  
Date

<p><b>IN THE MATTER OF THE ESTATE OF:</b>  <b>WILLIAM RONALD PERRY,</b>   <b>DECEASED.</b></p>	<p>) ) ) )</p>	<p><b>IN THE PROBATE COURT</b>  <b>OF JEFFERSON COUNTY, ALABAMA</b>   <b>CASE NO. 23BHM02789</b></p>
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**ORDER AUTHORIZING SALE OF REAL ESTATE AT  
PRIVATE SALE FOR DIVISION**

This matter came before this Court upon the Petition of William Michael Perry, as Administrator of the Estate of William Ronald Perry, deceased, for an order of this Court authorizing the sale of certain real estate, hereinafter described, at private sale for division upon the grounds that the same cannot be equitably divided or partitioned among the heirs of said estate without a sale thereof. It has been proven, to the satisfaction of the Court, that said property cannot be equitably divided among the parties interested, without a sale thereof, and it appears that all parties have signed consents to said sale.

After reviewing the Petition and the evidence presented, the Court finds the sales price of \$200,000.00 reflects a fair price.

Therefore, it is hereby **ORDERED, ADJUDGED AND DECREED** by this Court, that the Petition for Sale of Real Property is hereby granted. William Michael Perry, as Administrator of the Estate of William Ronald Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the following described real estate, to-wit:

**2698 Helena Road  
Helena, AL 35080**

**Parcel ID: 13 5 21 1 001 026.000**  
 ("Subject Property")

To Store Growth and Development, LLC for the sum of \$200,000.00.

The ownership consists of:

Estate of Philip Dalton Perry, (1/4% owner)  
 Vivien Perry, Personal Representative, age of majority, sound mind  
 2108 Larchmont Circle  
 Vestavia Hills, AL 35216

Roger Perry (1/4% owner), age of majority, sound mind  
829 Reynolds Crest  
Vestavia Hills, AL 35242

Doris Perry Ward (1/4% owner), age of majority, sound mind  
2103 Chapel Hill Road  
Decatur, AL 35603

Estate of William Ronald Perry (1/4% owner)  
William Michael Perry, Personal Representative  
Age of majority, sound mind  
2109 Larchmont Circle  
Vestavia Hills, AL 35216

These monies shall be paid forthright.

It is further **ORDERED** that the Estate proceeds of William Ronald Perry from the sale are to be held in the Probate Court Trust Fund, or by the closing attorney in escrow until the non-claims period has expired. The Administrator shall file a Report of Sale within 30 days of closing and Motion to Increase Bond, if necessary.

Any and all court costs associated with this proceeding are hereby taxed against the Estate.

**DONE AND ORDERED** this 10 day of January, 2024.



\_\_\_\_\_  
SHERRI C. FRIDAY, JUDGE OF PROBATE

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**CERTIFICATE TO COPIES**

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**STATE OF ALABAMA  
JEFFERSON COUNTY**

**PROBATE COURT  
CASE NO. 23BHM002789**

I, **Judge Sherri C. Friday**, Judge of Probate Court, in and for said County in said State hereby certify that the foregoing contains a full, true, and correct copy of the **PETITION FOR LETTERS OF ADMINISTRATION, LETTERS OF ADMINISTRATION, ORDER GRANTING LETTERS OF ADMINISTRATION, PETITION FOR SALE OF REAL PROPERTY FOR DIVISION AND DISTRIBUTION, ORDER AUTHORIZING SALE OF REAL ESTATE AT PRIVATE SALE FOR DIVISION** in the matter of **WILLIAM RONALD PERRY** as the same appears on file and of record, in this office.

Given under my hand and seal of said Court this date,  
**January 26, 2024.**

*Sherri C. Friday*

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Judge of Probate

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**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/01/2024 03:38:18 PM**  
**\$82.00 JOANN**  
**20240201000026780**

*Allie S. Bayl*