

**TITLE HAS NOT BEEN EXAMINED**

**SEND TAX NOTICE TO:**

Harald F. Lassen III  
426 Poinciana Drive  
Birmingham, AL 35209

**THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IN RELIANCE UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.**

**PERSONAL REPRESENTATIVE’S DEED**

STATE OF ALABAMA )

SHELBY COUNTY )



20240219000042680 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/19/2024 02:29:12 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS, THAT:**

WHEREAS, Betty C. Lassen, also known as Elizabeth Coston Lassen (the “Decedent”), died on May 25, 2016, a resident of the State of Alabama, and the will of the Decedent (the “Will”), was admitted to probate by the Probate Court of Jefferson County, Alabama (Case No. 2016-228725) on June 10, 2016; and

WHEREAS, Harald F. Lassen, also known as Harald Fougner Lassen, Jr., was appointed as the Personal Representative of the Will by the Probate Court of Jefferson County, Alabama on June 10, 2016; and Harald F. Lassen died on March 17, 2023, and on January 23, 2024, Successor Letters Testamentary were issued to the undersigned, Harald F. Lassen III (the “Personal Representative”), by said Court naming him as successor Personal Representative of the Will, and he is now acting as such Personal Representative; and

WHEREAS, the real property described hereafter constitutes part of the assets apportioned to the Family Trust created in the Will, which, after giving effect to that certain Disclaimer of Interest filed in the aforementioned Probate Court case on December 30, 2016, are due to be distributed to the remainder beneficiaries of said Family Trust as provided in the Will, including Harald F. Lassen III, a child of the Decedent; and

WHEREAS, the Personal Representative intends to distribute the real property described hereafter to Harald F. Lassen III as a part of his distributive share under the Will as described above; and

WHEREAS, the Personal Representative is executing this deed for the purpose of perfecting and confirming that the Decedent’s interest in the real property described hereafter passed to Harald F. Lassen III under the terms of the Will as described above;

NOW THEREFORE, in consideration of the premises, including proper distribution from the Estate of the Decedent under the Will, and the sum of TEN DOLLARS (\$10.00), in hand paid to the undersigned, as Personal Representative as aforesaid, the receipt and sufficiency of which is hereby acknowledged, Harald F. Lassen III, as Personal Representative of the Will of Elizabeth Coston Lassen, deceased, does by these presents grant, bargain, sell and convey unto Harald F. Lassen III, a ONE-HALF INTEREST in the following described real property situated in Shelby County, Alabama:



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Commence at the Northeast Corner of Lot 10 according to the Hollybrook Lake Subdivision as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southwesterly direction along the Northwesterly line of said lot 10 approximately 100' to the West line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 West; thence run North along said Quarter Section line a distance of approximately 2' to the SW corner of Southeast Quarter of Southeast Quarter of Section 13, Township 18, Range 1 West,, thence continue to run North along said quarter section line a distance of approximately 705' to the South right of way line of Shelby County Highway 41; thence run in an Easterly direction and along the said right of way approximately 265' to the center line of a private road, the entrance road to Hollybrook Lake, thence run in a Southerly and easterly direction along said private road 490' more or less to an Intersection with a second private road; thence run in a westerly and Southwesterly direction along said second private road a distance of 810' more or less to the point of beginning.

Subject to current and future ad valorem taxes and all easements, rights-of-way, agreements, covenants, restrictions, and conditions of record.

Prior instrument reference: Book 387, Page 522, Recorded 02/06/1992

NO TITLE OPINION WAS REQUIRED AND NONE WAS PERFORMED. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

TO HAVE AND TO HOLD the same unto Harald F. Lassen III, his heirs and assigns, in fee simple forever.

It is the intention of the Personal Representative to reflect the conveyance under the Will to Harald F. Lassen III, of all the Decedent's interest in the above-described real property, whether accurately described above or not.

The undersigned executes this Personal Representative's Deed solely in his capacity as Personal Representative as described above, and nothing herein shall be construed to impose liability on him in his individual capacity.

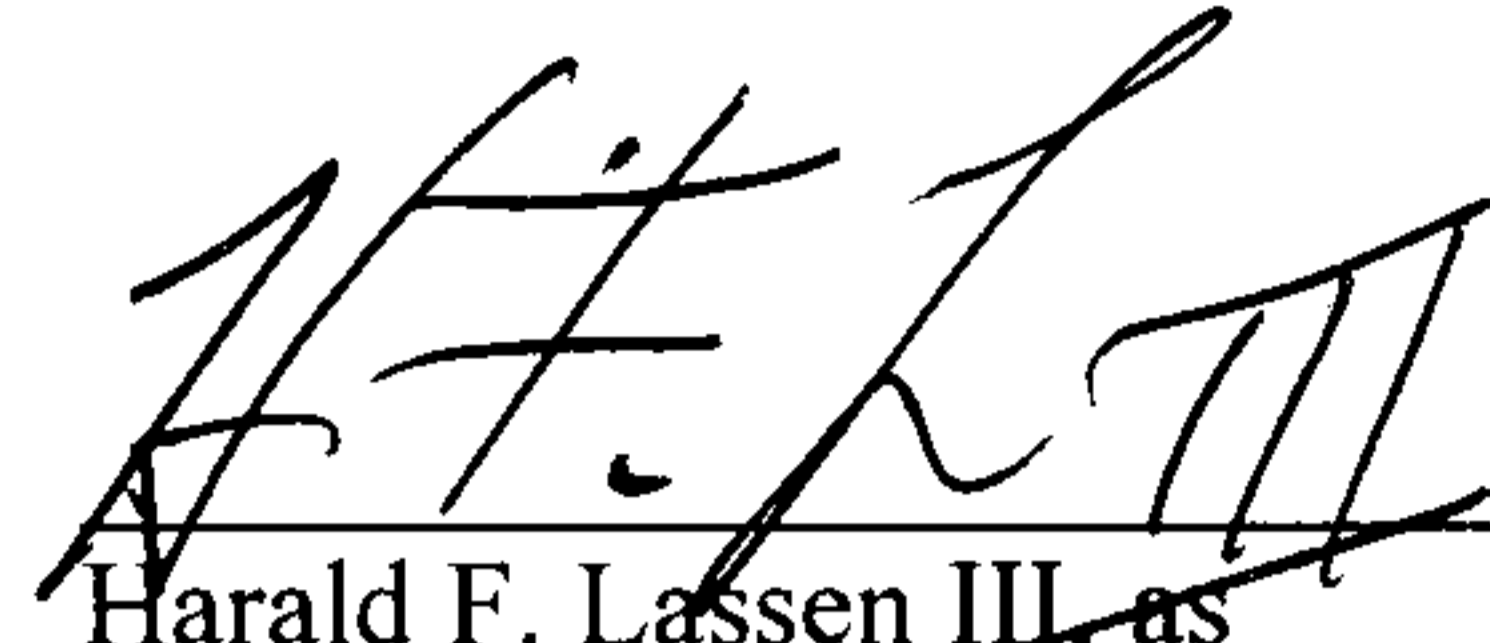
Grantor's Mailing Address: 426 Poinciana Drive, Birmingham, AL 35209  
Grantee's Mailing Address: 426 Poinciana Drive, Birmingham, AL 35209  
Property Address: Hollybrook Lake Road, Leeds, AL 35094  
Assessor's Market Value: \$85,775.00 [one-half interest]

I attest, to the best of my knowledge and belief that the above information 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 Section 40-22-1 (h).



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IN WITNESS WHEREOF, the undersigned Harald F. Lassen III has executed this Deed as Personal Representative of the Will of Elizabeth Coston Lassen, deceased, as aforesaid, on this 13<sup>th</sup> day of FEBRUARY, 2024.

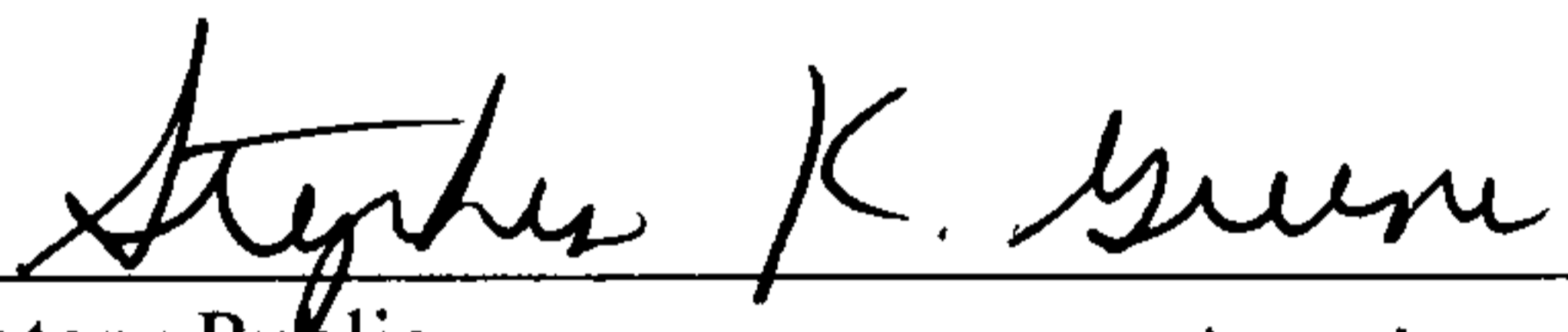
  
\_\_\_\_\_  
Harald F. Lassen III, as  
Personal Representative of the  
Will of Elizabeth Coston Lassen, deceased

STATE OF ALABAMA        )

JEFFERSON COUNTY        )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Harald F. Lassen III, whose name as Personal Representative of the Will of Elizabeth Coston Lassen, deceased, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he, in his capacity as said Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/11/24

(SEAL)

THIS INSTRUMENT PREPARED BY:  
Stephen K. Greene  
Stephen K. Greene, LLC  
400 Union Hill Drive, Suite 100  
Birmingham, AL 35209