
THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jennifer McEwen, Esq.
MAYNARD NEXSEN P.C.
1901 Sixth Avenue North
Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICES TO:
Benjamin Hall Thompson
1315 Greystone Crest
Birmingham, AL 35242

PERSONAL REPRESENTATIVE'S DEED

THIS DEED IS BEING FILED FOR THE PURPOSE OF CLARIFYING TITLE TO THE
PROPERTY AS DIRECTED BY THE LAST WILL AND TESTAMENT OF PATRICIA S.
THOMPSON

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, Hall Thompson, Jr. and Patricia S. Thompson were the Grantees in that certain deed dated April 2, 2012 and recorded as Inst. # 20120405000116330 in the Probate Court of Shelby County, Alabama, owning the property as joint tenants with rights of survivorship. Hall Thompson, Jr. died on August 28, 2021 leaving Patricia S. Thompson as the sole Grantee. Thereafter, Patricia S. Thompson died on October 31, 2022; and

WHEREAS, on November 15, 2022, the Last Will and Testament of Patricia S. Thompson was admitted to probate in the Probate Court of Shelby County, Alabama, in Case No. PR-2022-01051; and

WHEREAS, Benjamin Hall Thompson is the sole beneficiary under the Last Will and Testament of Patricia S. Thompson; and

WHEREAS, on November 15, 2022, Benjamin Hall Thompson and Regions Bank were duly appointed as Personal Representatives of Decedent's estate under Letters Testamentary issued by the Probate Court of Shelby County, Alabama, in Case No. PR-2022-01051.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **BENJAMIN HALL THOMPSON and REGIONS BANK**, as Personal Representatives of the Estate of Patricia S. Thompson, deceased (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey to **BENJAMIN HALL THOMPSON** (herein referred to as GRANTEE), that certain real estate situated in Shelby County, Alabama, being more particularly described as follows (hereinafter, the "Property"), to-wit:

LOT "A" HARPER'S ADDITION TO LAKE WEHAPA, RECORDED IN MAP BOOK 13, PAGE 117, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO all ad valorem taxes currently due or owing; all easements, reservations, restrictions and rights of ways appearing of record in the Probate Office of Shelby County, Alabama; any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on or under said Property; and any deficiencies in quantity or land, boundary lines, overlaps or other matters which would be disclosed by an accurate and up-to-date survey of the Property.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject Property; therefore preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

The information below is being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantor's Name: Benjamin Hall Thompson and Regions Bank, as Personal Representatives of the Estate of Patricia S. Thompson, deceased

Mailing Address: 1315 Greystone Crest
Birmingham, AL 35242

Grantee's Name: Benjamin Hall Thompson
Mailing Address: 1315 Greystone Crest
Birmingham, AL 35242

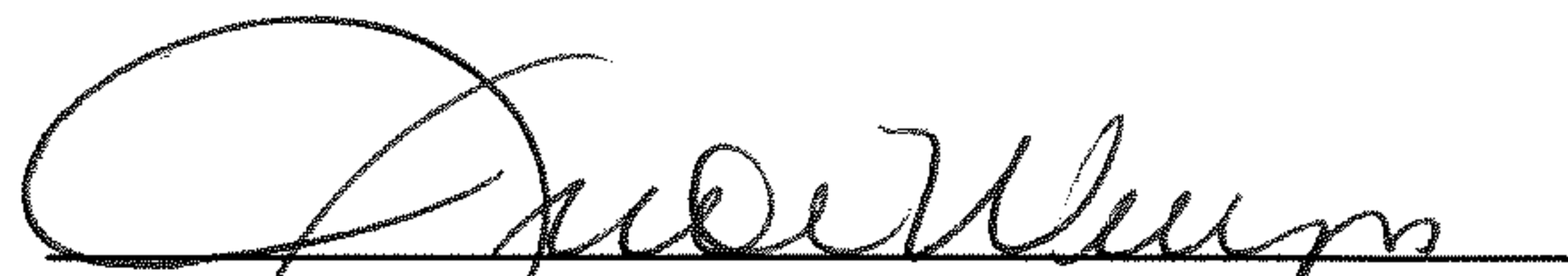
Property Address: 2122 Wehapa Circle, Leeds, Alabama 35094
Value: \$ 1,300,000.00

The actual value claimed can be verified by: Tax Assessor's Value

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the Property which were created by Grantor and not specifically excepted herein.

This instrument is executed by each Grantor solely in their capacities as Personal Representatives as herein named, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of each Grantor in their individual capacities, and each Grantor expressly limits their liability hereunder to the property now or hereafter held by them in their capacities as Personal Representatives as herein named.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date stated in the acknowledgment below to be effective as of this 26 day of June, 2024.

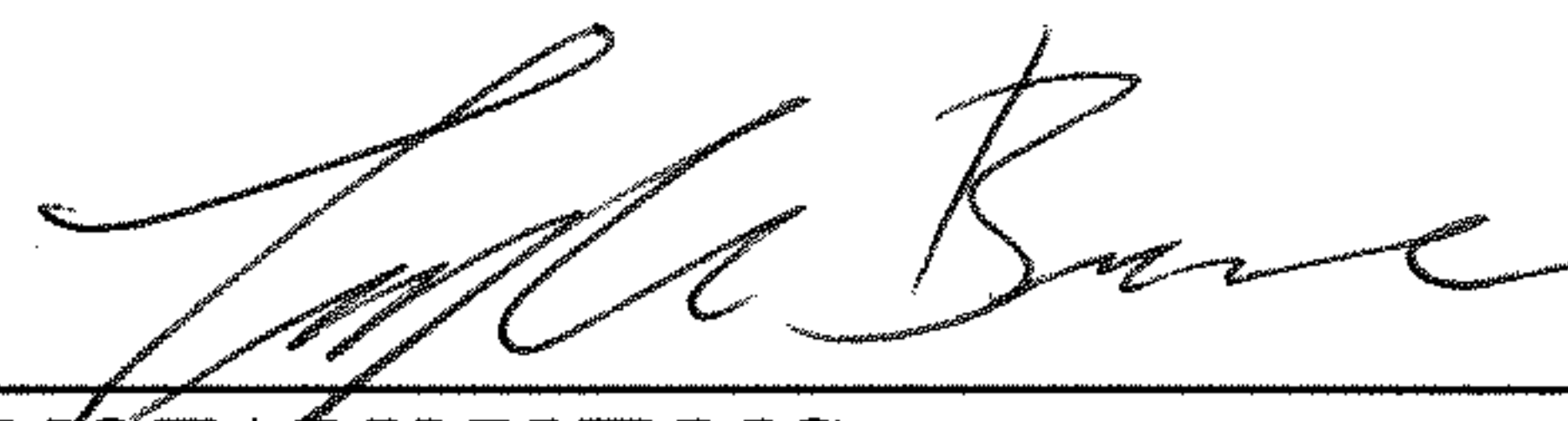
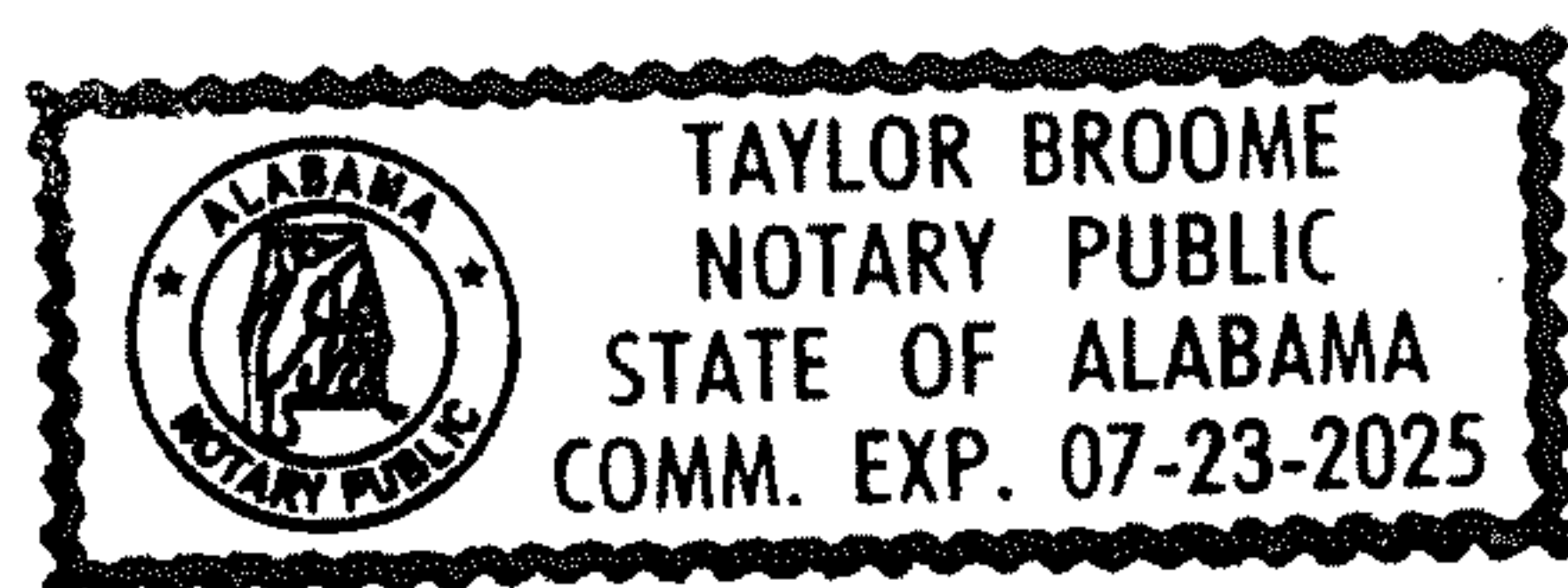


Judi Wurm, as Senior Vice President of
REGIONS BANK, as Personal
Representative of the Estate of Patricia S.
Thompson, deceased

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judi Wurm as Senior Vice President of Regions Bank, as Personal Representative of the Estate of Patricia S. Thompson, 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 said conveyance, she, as such Senior Vice President on behalf of such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2024.



NOTARY PUBLIC

My Commission Expires: 7-23-2025

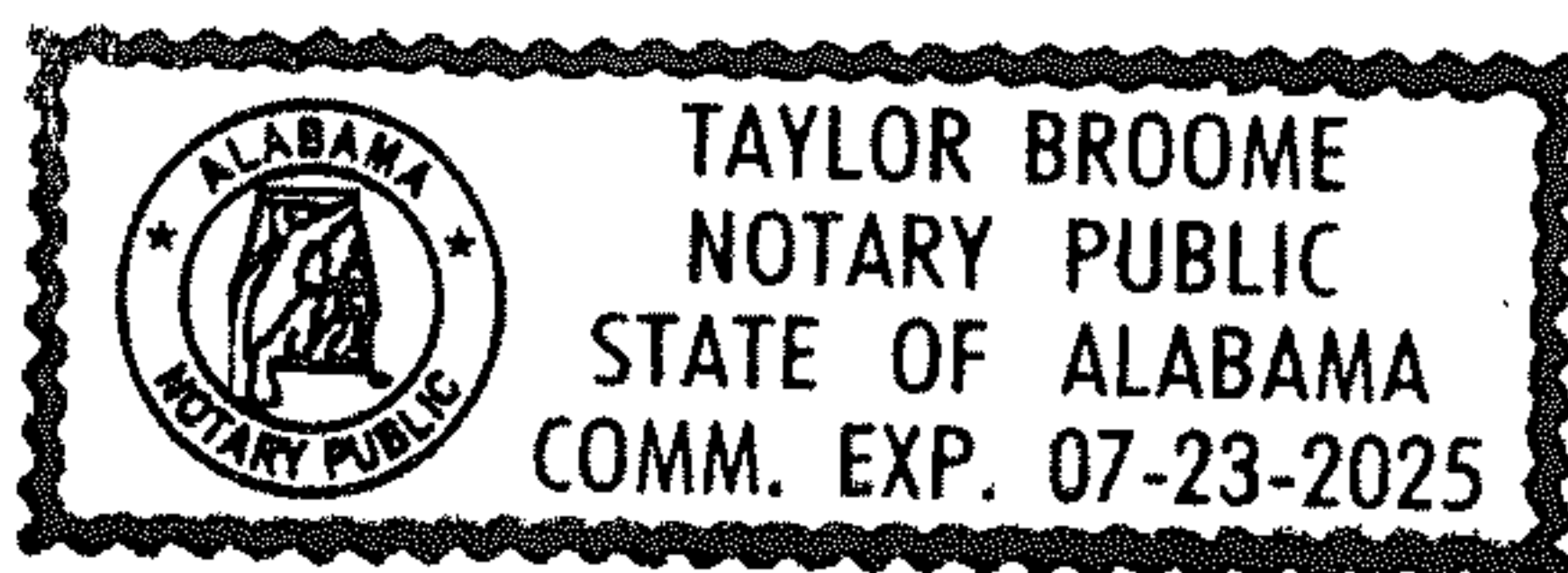
[SEAL]

Benjamin Hall Thompson
BENJAMIN HALL THOMPSON, as
Personal Representative of the Estate of
Patricia S. Thompson, deceased

STATE OF ALABAMA
COUNTY OF Jefferson

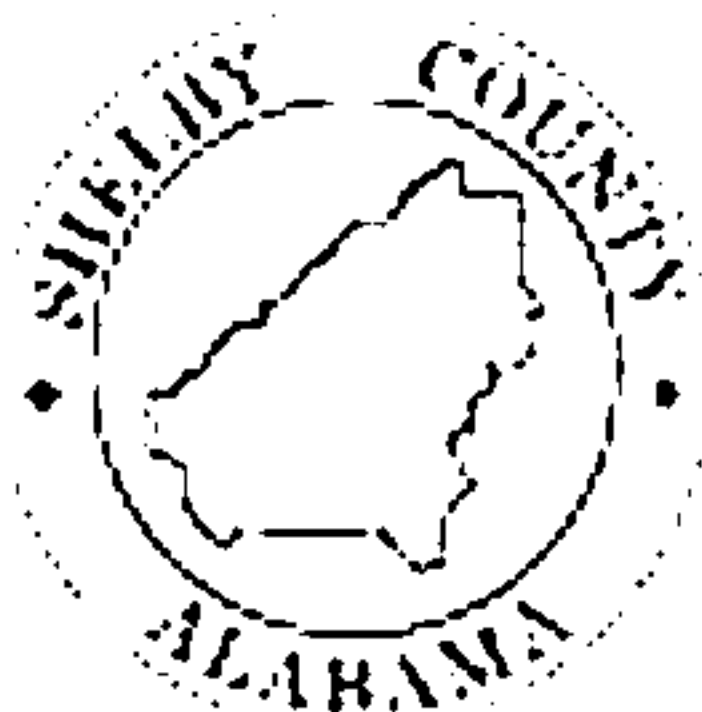
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin Hall Thompson, as Personal Representative of the Estate of Patricia S. Thompson, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he, as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2024.



Taylor Broome
NOTARY PUBLIC
My Commission Expires: 7-23-2025

[SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2024 11:00:42 AM
\$33.00 BRITTANI
20240807000244980

Allie S. Bayl