

This instrument prepared by:

Send Tax Notice to:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
111 Watterson Parkway
Trussville, Alabama 35173

Devona Jade Kidd
729 Orchard Road
Birmingham, Alabama 35235

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO. TITLE INSURANCE WAS NOT ORDERED OR PAID FOR BY EITHER GRANTOR OR GRANTEE.

STATE OF ALABAMA)
SHELBY COUNTY) EXECUTOR'S STATUTORY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, **Dorothy Jo Kidd**, died testate on the 9th day of July, 2023, leaving a valid Last Will and Testament which was admitted to probate in the Probate Court of Jefferson County, Alabama, on the 10th day of October, 2023, in the matter of the **Estate of Dorothy Jo Kidd, deceased, Jefferson County, Alabama, Probate Case No 23BHM01962**, and

WHEREAS, **Sheryl Nobles**, was appointed as Personal Representative of the said Last Will and Testament of **Dorothy Jo Kidd, deceased**, and was granted Letters Testamentary by the Probate Court of Jefferson County, Alabama, on the 10th day of October, 2023, and has duly qualified as said Personal Representative, and is now acting in the capacity of said Personal Representative, and

WHEREAS, the said Last Will and Testament of **Dorothy Jo Kidd, deceased**, contained power to sell. **Dorothy Jo Kidd** is one and the same as **Dorothy J. Kidd**.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the sufficiency and receipt whereof is acknowledged, I,

Sheryl Nobles, as Personal Representative of the Estate of **Dorothy Jo Kidd, deceased**, Jefferson County, Alabama, Probate Case No. **23BHM01962**, of **3513 Chippenham Drive, Birmingham, Alabama 35242**,

("Grantor"), do, hereby grant, bargain, sell and convey unto

Devona Jade Kidd of **729 Orchard Road, Birmingham, Alabama 35235**

("Grantee"), the following described real estate, located at **Parcel #05-8-27-0-000-010.006, Shelby County, Alabama**, to-wit:


Commence at the Southeast Corner of the Southwest ¼ of the Northeast ¼ of Section 27, Township 18 South, Range 2 East, said point being a found capped rebar; thence run S 01°24'29" E for a distance of 1586.21 to the Point of Beginning, said point being a set ½" rebar capped Clinkscals; thence run S 01°24'29" E for a distance of 243.67 feet to a set ½' rebar capped Clinkscals; thence run N 31°12'45" W for a distance of 301.38 feet to the Southern Right-of-Way line of Highway 57, said point being a set ½" rebar capped Clinkscals' thence run S 84°36'43" E for a distance of 150.86 feet to the Point of Beginning.

Subject to existing easements, restrictions, limitations, reservations and conditions of record.

Subject to current ad valorem taxes not yet due and payable and subsequent years taxes.

TO HAVE AND TO HOLD, to the said Grantee, **Devona Jade Kidd**, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September 2024.

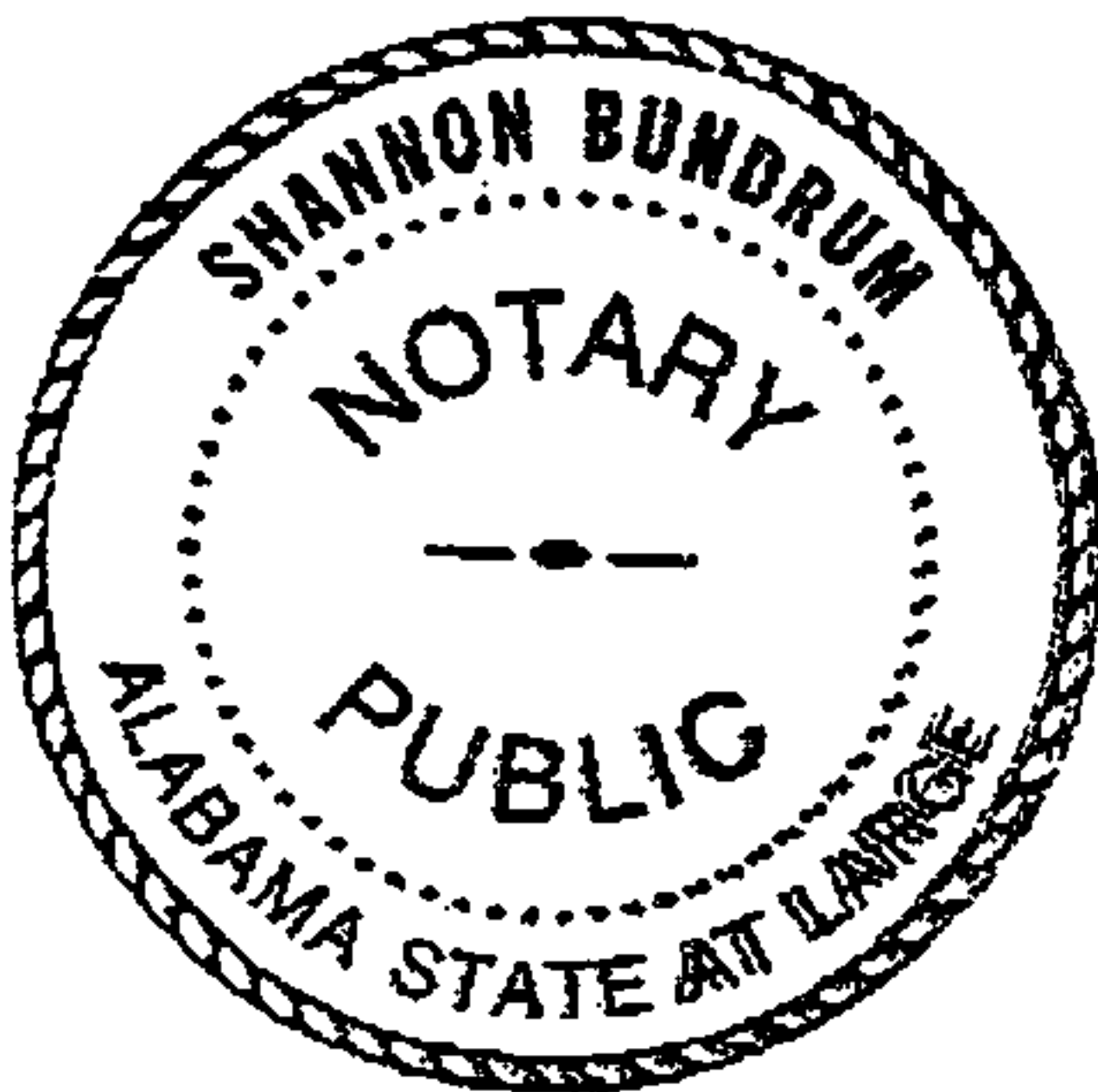
 (SEAL)
Sheryl Nobles, as Personal
Representative of the Estate
Of Dorothy Jo Kidd, deceased,
Jefferson County Probate Case
No. 23BHM01962

ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sheryl Nobles, as Personal Representative of the Estate of Dorothy Jo Kidd, deceased, Jefferson County, Alabama, Probate Case No. 23BHM01962**, 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 conveyance, she executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal, this 29th day of September, 2024.




Notary Public
My Commission Expires: 05/27/2028

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Estate of Dorothy Jo Kidd, dec.
 Mailing Address Sheryl Nobles, Personal Rep.
3513 Chippenham Drive
Birmingham, Alabama 35242

Grantee's Name Devona Jade Kidd
 Mailing Address 729 Orchard Road
Birmingham, Alabama 35235

Property Address Shelby County, Alabama
Tax Parcel #05-8-27-0-000-010.006

Date of Sale
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 17,040.00 Per Will #23BHM01962

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Value - Per Will #23BHM01962
☐ Closing Statement

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 September 30, 2024Print Carl E. Chamblee, Jr., Esq.☐ UnattestedSign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

LETTERS OF TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:

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

DOROTHY JO KIDD,

Deceased

CASE NO. 23BHM01962

LETTERS OF TESTAMENTARY

Letter of Testamentary on the above-named deceased are hereby granted to Sheryl Nobles, who has duly qualified 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).

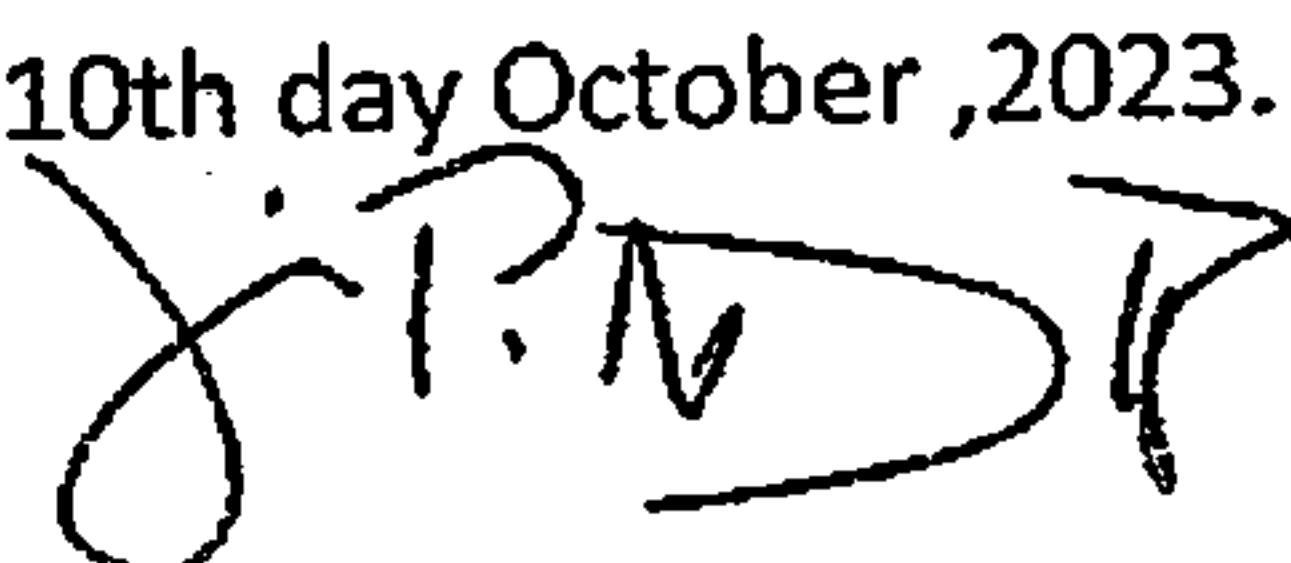
WITNESS my hand this date, the 10th day of October ,2023.

James P. Naftel

Judge of Probate

I, James P. Naftel, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters of Testamentary** 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 10th day October ,2023.


James P. Naftel
Judge of Probate

Last Will and Testament

OF

DOROTHY J. KIDD

STATE OF ALABAMA)

SHELBY COUNTY)

I, **DOROTHY J. KIDD**, with residence address of 880 Highway 57, Vincent, Alabama 35178, and over the age of eighteen (18) years, being of sound mind and disposing memory, do hereby make and publish this my Last Will and Testament, revoking all former Wills and codicils which may have been made at any time heretofore by me.

FIRST: I hereby direct the personal representative of my estate to pay all funeral expenses and other debts as soon as practicable after my decease.

SECOND: I will, bequeath and devise any interest I may have in real property located at 729 Orchard Road, Birmingham, Alabama 35235, at the time of my death, to my daughter, **DEVONA JADE KIDD**, per stirpes, to be hers absolutely, to have and to hold, in fee simple forever. As a part hereof, I direct that she shall also be responsible for payment of all outstanding mortgage indebtedness in regard to said property.

THIRD: I will, bequeath and devise all the rest, residue and remainder of property, assets and estate which may be mine, or in which I may have an interest, at the time of my death, of whatsoever kind and character, and wheresoever situated, as follows:

- (a) One-half (1/2) to my daughter, **DEVONA JADE KIDD**, per stirpes, to be hers absolutely, to have and to hold, in fee simple forever.
- (b) One-sixth (1/6) to my daughter, **DEHAZEL JO YOUNG**, per stirpes, to

Dorothy J. Kidd

be hers absolutely, to have and to hold, in fee simple forever.

(c) One-sixth (1/6) to my granddaughter, **TONI A. WRIGHT**, per stirpes, to be hers absolutely, to have and to hold, in fee simple forever.

(d) One-sixth (1/6) to my granddaughter, **TION D. WRIGHT**, per stirpes, to be hers absolutely, to have and to hold, in fee simple forever.

FOURTH: I hereby nominate and appoint my friend, **SHERYL NOBLES**, to be the Executrix, or personal representative of this Will, without bond, and hereby direct that she shall not be required to file an inventory, accounting, final or other settlement, or to report her acts and proceedings as such personal representative to any Court, but should make an informal accounting if requested by a devisee or beneficiary hereof, and I hereby grant to and vest in my said personal representative full power and authority to sell, at private sale, and to convey, lease, exchange, mortgage, pledge, and otherwise alienate any or all of the assets of my estate, on such terms as she deems to be proper in her sole discretion, without the order of any Court, and to borrow money on behalf of my estate, and to continue to operate any business in which I may be engaged at the time of my death, either individually or as a member of a partnership, or otherwise. I further vest in and grant to my said personal representative authority to do each and every act or thing that she may consider to be necessary, convenient, or proper in and about the administration and management of my estate, it being my purpose and intention to grant to her all of the powers over said property and estate that I am capable of granting to her as such personal representative.

In the event that my friend, **SHERYL NOBLES**, should not be living at the time a personal representative is appointed for my estate, or if she should, for any reason, fail to act, or resign, I nominate and appoint my sister, **EVA MATTHEWS**, to be personal representative of this Will, with all the powers, duties, and exemptions granted to and vested in **SHERYL NOBLES** as such personal representative.

I, the undersigned testatrix, sign my name to this instrument this 15 day of July, 2021, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Dorothy J. Kidd
Dorothy J. Kidd Testatrix

We, the undersigned witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testatrix signs and executes this instrument as testatrix's last Will and that testatrix signs it willingly, and that each of us, in the presence and hearing of the testatrix, hereby sign this Will as witness to the testatrix's signing, and that to the best of our knowledge the testatrix is eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Kim M. Foster
Witness

Johnny L. Seale
Witness

STATE OF ALABAMA)

SHELBY COUNTY)

Subscribed, sworn to and acknowledged before me by **DOROTHY J. KIDD**, the

testatrix, and subscribed and sworn to before me by Kim M. Foster and

Tammy L. Seale, witnesses, this the 15th day of July

2021.



Notary Public

My Commission Expires: 9/27/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2024 10:25:06 AM
\$45.00 PAYGE
20241001000306300

Alexis S. Bayl

Dorothy J. Kield