

Send tax notice to:
Andrea Terease Beaton Mickaels
71 Dabbs Circle
Jackson's Gap, AL 36861

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 DEED IS PREPARED PURSUANT TO THE LAST WILL AND TESTAMENT OF BRYON RANDOLF BEATON WHEREIN THE PROPERTY WAS BEQUEATHED TO ANDREA TEREASE BEATON MICKAELS.

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

Consideration: \$10.00

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 Bryon Randolph Beaton, Case No. PR-2024-000156 in the Probate Office of Shelby County, Alabama, deceased, the undersigned Grantor, Andrea Terease Beaton Mickaels, in her capacity as Personal Representative of the Estate of said decedent, whose address is 71 Dabbs Circle, Jackson's Gap, AL 36861, 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, does grant, bargain, sell and convey unto Andrea Terease Beaton Mickaels (hereinafter referred to as "Grantee" and said Grantee being the devisee pursuant to the terms of the said decedent's Will, of the property hereinafter described), whose address is 71 Dabbs Circle, Jackson's Gap, AL 36861, all of said decedent's undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED AND INCORPORATED BY REFERENCE

SOURCE OF TITLE: The decedent, Bryon Randolph Beaton, died on or about January 24, 2024, a resident of Shelby County, State of Alabama, but owning the Property Interest being

conveyed hereby in Property situated in Shelby County, Alabama, said Property Interest having been acquired by the Decedent by virtue of the deed recorded in Instrument Number 20180709000242230 in the Probate Office of Shelby County, Alabama.

Property Address: 641 Stuart Lane, Pelham, AL 35124

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

No part of the real property conveyed herein constitutes the homestead of the Grantor.

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. Easement, right of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
3. Less and except any part of the land lying within a public road.
4. Mineral and mining rights excepted.
5. Right-Of-Way Easement granted to South Central Bell Telephone Company as recorded in Deed Book 285 Page 183 in the Probate Office.
6. Easement granted to Alabama Power Company as recorded in Deed Book 320 Page 321 in the Probate Office.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

The said decedent's Will dated July 3, 2018 was admitted to probate and record in Shelby County, State of Alabama, by a Court of competent jurisdiction, which Court granted a Letter Testamentary on the estate of the Decedent to the Personal Representative on August 22, 2017.

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

SEE ATTACHED SIGNATURE PAGE

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 10th
day of October, 2024.

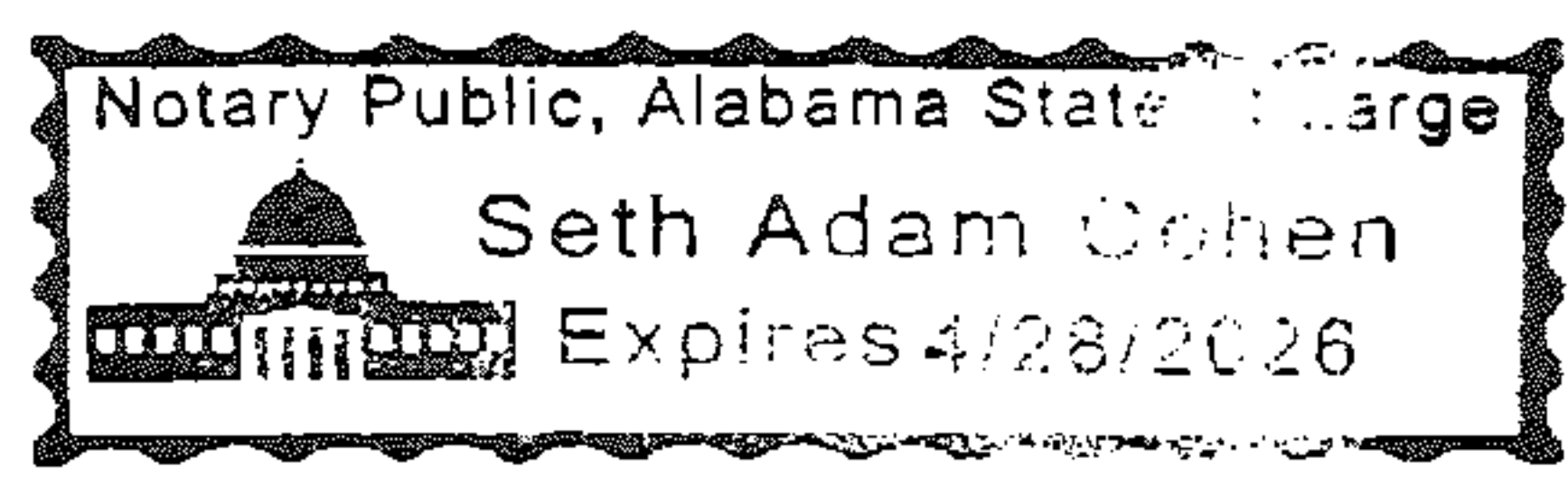


Andrea Terease Beaton Mickaels, as Personal
Representative of the Estate of Bryon Randolph
Beaton, deceased

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large,
hereby certify that Andrea Terease Beaton Mickaels, whose name as Personal Representative of
the Estate of Bryon Randolph Beaton, 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 and with full authority, executed the
same voluntarily on the day the same bears date.

Given under my hand this 10th day of October, 2024.



(NOTARY SEAL)

Seth A. Cohen
Notary Public
Seth A. Cohen
Printed Name
My Commission Expires: 4/28/26

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 14, thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 360 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Northwesterly direction along said Northeast bank of Buck Creek, a distance of 125 feet, more or less, to a point on the Northwest right of way line of Parker Drive (extended), said point being the point of beginning; thence in a Northeasterly direction, along said right of way a distance of 220 feet, more or less; thence 90 degrees left, in a Northwesterly direction, a distance of 235.0 feet; thence 90 degrees left in a Southwesterly direction a distance of 183 feet, more or less, to a point on the Northeast bank of Buck Creek; thence in a Southeasterly direction, along said bank, a distance of 250 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2024 09:47:20 AM
 \$35.00 DANIEL
 20241014000321280

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Andrea Terease Beaton Mickaels, as Personal Representative of the Estate of Bryon Randolph Beaton, Deceased

Grantee's Name Andrea Terease Beaton Michaels
 Mailing Address 71 Dabbs Circle
Jacksons Gap, AL 36861

Mailing Address: 71 Dabbs Circle
Jacksons Gap, AL 36861

Date of Sale 10/10/2024

Total Purchase Price _____

Or

Actual Value \$ _____

Or

Assessor's Market Value: Tax Assessed Value \$107,320.00

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
☒ Assessors Market Value 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).

Name: Andrea Terease Beaton Mickaels,
as Personal Representative of the Estate
of Bryon Randolph Beaton, Deceased

Date: 10th day of October, 2024

Date: 10th day of October, 2024

[Signature]

Andrea Terease Beaton Mickaels, as Personal Representative of the Estate of Bryon Randolph Beaton, Deceased

[Signature] (Verified)