

This instrument prepared by:

Jack Amster, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS INSTRUMENT IS BEING EXECUTED TO MAKE A DISTRIBUTION PURSUANT TO
THE LAST WILL AND TESTAMENT OF KATHLEEN HEWSON COLE, DECEASED,
ADMITTED TO PROBATE IN CASE NO. 23BHM03042,
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
William Long Cole, Jr.
308 Leach Drive
Birmingham, AL 35213

PERSONAL REPRESENTATIVES' DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned

**WILLIAM LONG COLE JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
KATHLEEN HEWSON COLE, DECEASED, PROBATE COURT OF JEFFERSON COUNTY,
ALABAMA, CASE NO. 23BHM03042,
whose mailing address is 308 Leach Drive, Birmingham, AL 35213**

(hereinafter referred to as the "**Grantor**"), in hand paid by

**WILLIAM LONG COLE, JR., a married man
whose mailing address is 308 Leach Drive, Birmingham, AL 35213**

and

**JULIA GASKIN COLE FARMER, a married woman
whose mailing address is 16 Winthrop Avenue, Mountain Brook, AL 35213**

(hereinafter referred to as each singularly as a "**Grantee**" and collectively as "**Grantees**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, in equal undivided interests, the following described real property situated Shelby County, Alabama [the "**Property**"; the Property being undeveloped

land having no property address, but being located off of I-65 in the Town of Calera, Alabama, and the Property having a **Total Assessor's Market Value of \$394,460** as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel Nos. 28-5-22-2-001-001.000 and 28-5-15-3-001-023.001)], to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
LEGAL DESCRIPTION OF PROPERTY**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting any of the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the Property.

TO HAVE AND TO HOLD to the said Grantees, in equal undivided interests, as tenants in common, and to each Grantee's heirs and assigns, in fee simple forever. Grantor hereby covenants and agrees with Grantees and their heirs, representatives, and assigns that the Grantor and Grantor's heirs, representatives and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

NOTES:

1. Kathleen Hewson Cole (the "**Decedent**"), died, a widow, on or about December 2, 2023 while a resident of Jefferson County, Alabama, and her Last Will and Testament executed February 26, 2004 and First Codicil dated July 31, 2018 (collectively, the "**Decedent's Will**"), was duly admitted to probate in Case No. 23BHM03042 in the Probate Court of Jefferson County, Alabama, and, pursuant to Letters Testamentary, issued in said case on December 27, 2023 and attached hereto as **Exhibit "B"**, the Decedent's son, William Long Cole, Jr., was appointed as Personal Representative of the Decedent's estate and continues to serve as such Personal Representative as of the date of execution of this Deed. At the time of the Decedent's death, the Decedent owned the Property.

2. The Decedent was survived by her two adult children, William Long Cole, Jr. and Julia Gaskin Cole Farmer (the "**Decedent's Children**").

3. Pursuant to Item VII of the Decedent's Will, all of the residuary estate of the Decedent, which includes the Property, was devised to Decedent's Children, and this Deed is being executed to evidence and complete the distribution and conveyance of the Property to the Decedent's Children, being the Grantees herein.

4. The Property was not the homestead of the Decedent.

5. This instrument is being executed by the undersigned solely in the fiduciary capacity as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's estate.

6. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page of Grantor Follows]**

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 8 day of November, 2024.

GRANTOR:

William Long Cole Jr
William Long Cole, Jr., as Personal Representative of
the Estate of Kathleen Hewson Cole, Deceased

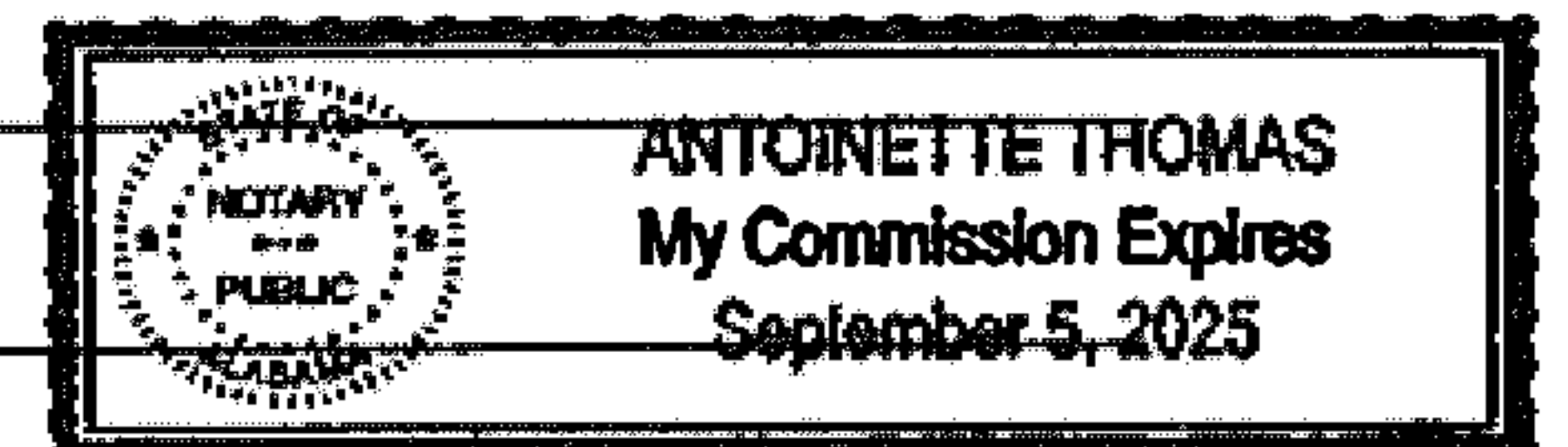
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Long Cole, Jr., whose name as a Personal Representative of the Estate of Kathleen Hewson Cole, 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 such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2024.

{ SEAL }

Notary Public
My Commission Expires: _____



Poor Quality

EXHIBIT "A"**LEGAL DESCRIPTION OF PROPERTY**

Two parcels of land situated in the NW 1/4 of NW 1/4 and the NE 1/4 of the NW 1/4 of Section 22 and the SE 1/4 of the SW 1/4 of Section 15, Township 22 South, Range 2 West, being more particularly described as follows:

Parcel I

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West, said point also being the point of beginning; thence North 00 deg. 45 min. 12 sec. West along the West line of said 1/4 1/4 Section for a distance of 30.09 feet to a point on the Southerly right of way line of Southern Railway (200 feet right of way); thence North 66 deg. 25 min. 46 sec. East along said right of way line for a distance of 346.76 feet to a point on a curve to the right having a central angle of 24 deg. 30 min. 29 sec. and a radius of 2764.79 feet; said curve subtended by a chord bearing North 78 deg. 41 min. 00 sec. East and a chord distance of 1173.63 feet; thence along the arc of said curve and along said right of way line for a distance of 1182.62 feet to the intersection of said right of way and the Westerly right of way line of U. S. Highway No. 65; thence South 07 deg. 05 min. 18 sec. East and leaving said Southern Railway right of way and along said U. S. Highway No. 65 right of way line for a distance of 140.72 feet; thence South 07 deg. 42 min. 51 sec. West along said right of way for a distance of 292.13 feet to the intersection of said right of way line and the South line of the NE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West; thence North 88 deg. 46 min. 29 sec. West along the South line of said 1/4 1/4 Section line and leaving said right of way for a distance of 138.09 feet to the SE corner of the NW 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West; thence North 88 deg. 48 min. 43 sec. West along the South line of said 1/4 1/4 Section for a distance of 1308.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NW corner of Section 22, Township 22 South, Range 2 West, said point also being the point of beginning; thence South 88 deg. 10 min. 32 sec. East along the North line of said Section for a distance of 1319.88 feet to the SW corner of the SE 1/4 of the SW 1/4 of Section 15, Township 22 South, Range 2 West; thence North 01 deg. 24 min. 23 sec. East along the West line of said 1/4 1/4 Section for a distance of 351.67 feet to the intersection of said West line and the Westerly right of way line of U. S. Highway No. 65; thence South 07 deg. 05 min. 18 sec. East along said right of way for a distance of 1081.12 feet to the intersection of said right of way and the Northerly right of way line of Southern Railway, said point also on a curve to the left having a central angle of 23 deg. 57 min. 48 sec. and a radius of 2964.79 feet, said curve subtended by a chord bearing South 78 deg. 24 min. 40 sec. West and a chord distance of 1230.97 feet; thence along the arc of said curve and along said Southern Railway right of way and leaving said U. S. Highway No. 65 right of way for a distance of 1239.99 feet; thence South 66 deg. 25 min. 46 sec. West along said

EXHIBIT "A"

(continued)

right of way for a distance of 262.62 feet to the intersection of said right of way and the West line of Section 22, Township 22 South, Range 2 West; thence North 00 deg. 45 min. 12 sec. West along the West line of said Section and leaving said right of way for a distance of 1115.72 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Less and except Fourth, Second and First Streets and Seventh Avenue, according to the Map of Calera by John H. Dunstan dated October 1, 1886.

EXHIBIT "B"

LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:

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

KATHLEEN HEWSON COLE
Deceased

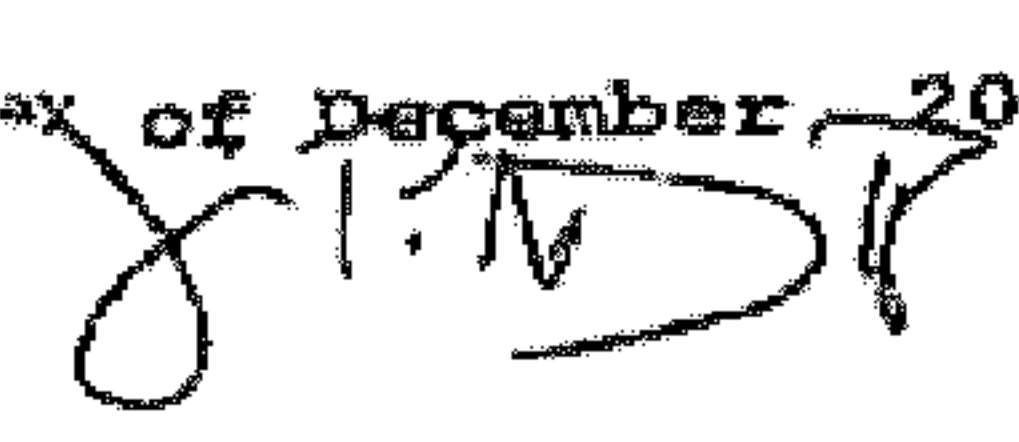
NO. 23BHM03042

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to **WILLIAM LONG COLE JR** the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the 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 27th day of December, 2023.

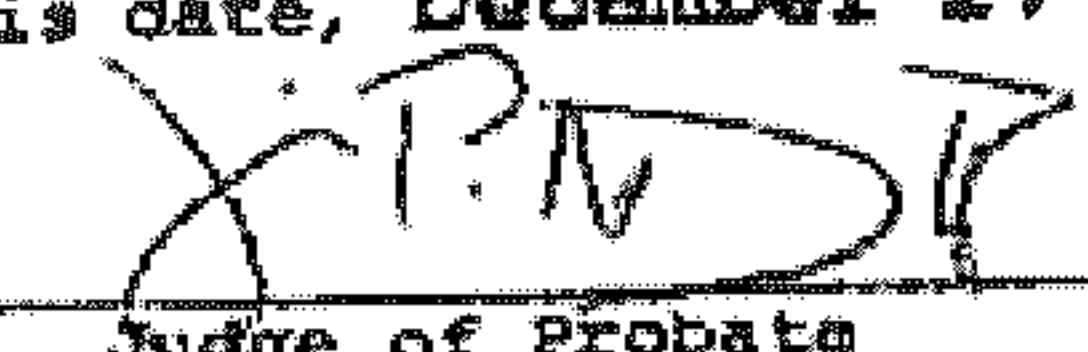
(SEAL)



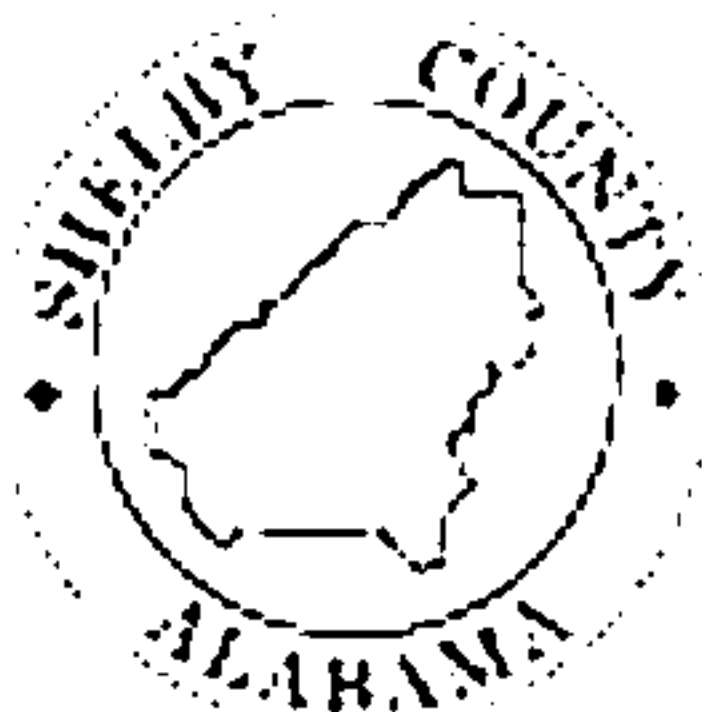
Judge of Probate

I, James P. Naftel, II, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the Letters 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, December 27th, 2023.



Judge of Probate



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 03:26:41 PM
\$41.00 DANIEL
20241112000351880**

Allen S. Bayl