

This deed was prepared by:
Charles H. Boohaker, Esq.
CHARLES H. BOOHAKER, P.C.
1905 14th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Sonia Garnem
3439 Overton Road
Birmingham, AL 35223

WITHOUT TITLE OR EXAMINATION

Source of Title: inst.# 1993-06675

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
SHELBY COUNTY


20241217000385030 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/17/2024 10:22:14 AM FILED/CERT

WHEREAS, Sonia Y. Garnem has been duly and legally appointed by the Probate Court of Jefferson County, Alabama, as Personal Representative of the Last Will and Testament of Raymond M. Garnem deceased, case number 22BHM00236 and has duly qualified as such Personal Representative and is now acting as such Personal Representative; and,

WHEREAS, the said Raymond M. Garnem in order to enable his Personal Representative to carry into effect his intentions, did in and by his Last Will authorize and empower me, his said Personal Representative, in any manner which I should deem proper, to make sale of and execute deeds to convey all his interest in and to the said testator's real property.

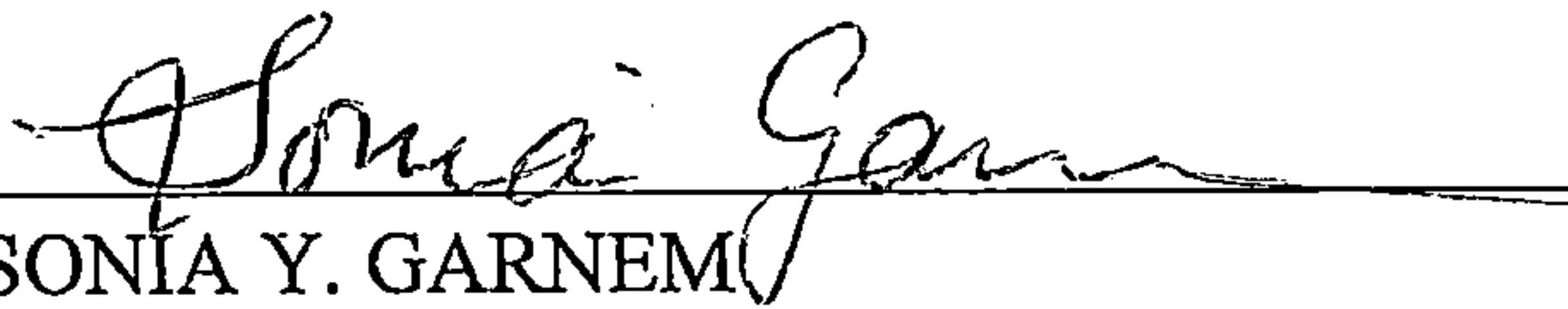
NOW, THEREFORE, by virtue of the premises, and in consideration of One and No/100ths (\$1.00) Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged and in compliance with that certain Last Will and Testament in the , **Estate of Raymond M. Garnem, deceased, pending in the Probate Court of Jefferson County, Alabama, case number 22BHM00236, I, SONIA Y. GARNEM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND M. GARNEM** (herein referred to as GRANTOR) do grant, bargain, sell and convey to **SONIA Y. GARNEM** (herein referred to as GRANTEE), absolutely, all of the estate's interest in the following described real estate, which was the property of the said Raymond M. Garnem, to-wit:

SEE ATTACHED EXHIBIT A



20241217000385030 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I, Sonia Y. Garnem, as Personal Representative aforesaid,
hereunto set my hand and seal this 19th day of June, 2024.



SONIA Y. GARNEM

Personal Representative of the Estate of
RAYMOND M. GARNEM, deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Roger D. Burton, a Notary Public in and for said County in said State, hereby certify that SONIA Y. GARNEM, whose name as Personal Representative of the Last Will and Testament of Raymond M. Garnem, 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, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 2024.



NOTARY PUBLIC

My Commission Expires:

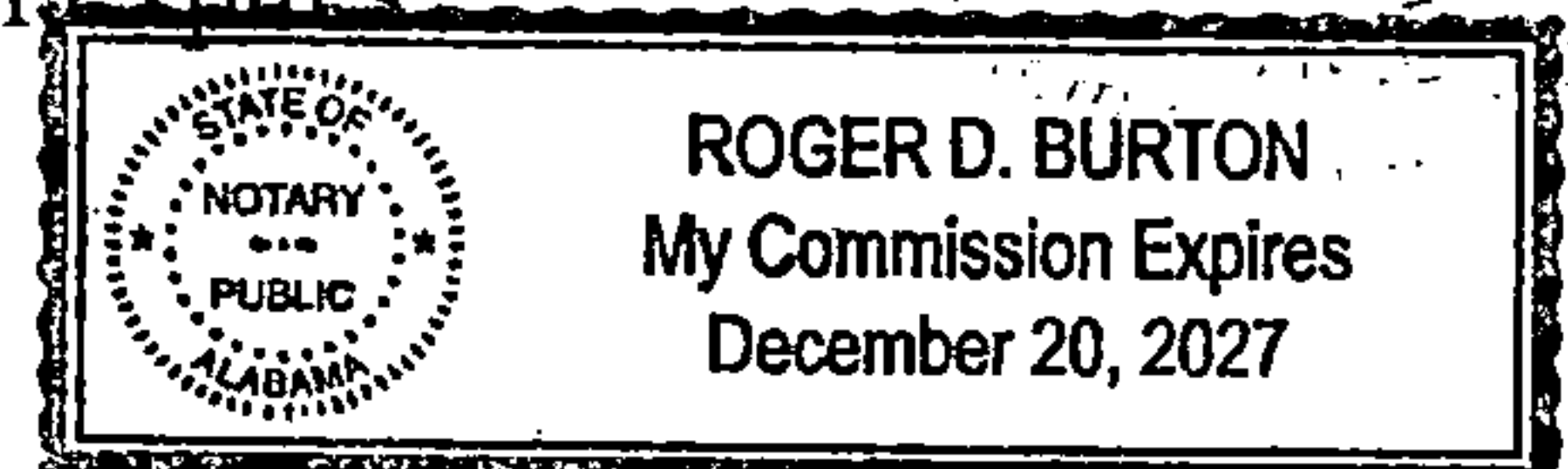


EXHIBIT A



20241217000385030 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
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A part of the northwest $\frac{1}{4}$ northeast $\frac{1}{4}$, the southwest $\frac{1}{4}$ -northeast $\frac{1}{4}$, the northeast $\frac{1}{4}$, the southeast $\frac{1}{4}$ -northeast $\frac{1}{4}$ and the northeast $\frac{1}{4}$ -southeast $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at the northeast corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence westerly along the north line of said Section 34, a distance of 1,078.11' on bearing of N 88 degrees 34' 07" W to the point of the beginning of the property being described; thence run S 0 degrees 00' 22" E a distance of 2,642.05' to a point; thence run S 9 degrees 34' 32" E 917.94' to a point; thence run S 25 degrees 36' 46" W 141.87' to a point; thence run S 35 degrees 18' 18" W 160.92' to a point on the northly right-of way line of Highway #280; thence run N 53 degrees 53' 46" W along said right-of -way line 40.37' to a point; thence run N 28 degrees 19' 46" E 267.60' to a point; thence run N 52 degrees 18' 47" W 334.90' to a point; thence run N 6 degrees 31' 37" W 704.03' to a point; thence run S 89 degrees 53' 25" W 568.64' to a point; thence run N 0 degrees 00' 22" W 2655.62' to a point on the north line of said Section 34; thence run S 89 degrees 23' 38" E 590.16' to a point; thence run S 88 degrees 34' 07" E 230.58' to the point of beginning, containing 55.44 acres, less and except any rights-of-way or easements of record.

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 Raymond Garnem
Mailing Address 3439 Overton Road
Birmingham, Alabama 35223

Grantee's Name Sonia Y. Garnem
Mailing Address 3439 Overton Road
Birmingham, Alabama 35223

Property Address 05 gallups crossroads large
tract R-1

Date of Sale 06/19/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 201,050.00



20241217000385030 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
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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
☐ 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).

Date _____

Print Charles H. Boohaker, Esq.

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1