



20250102000001810 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/02/2025 03:22:00 PM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that KEITH A. SALTER, GRANTOR, duly appointed as Personal Representative of the Estate of AUBREY LEE SALTER, JR., Deceased, in the Probate Court of Baldwin County, Alabama, Case Number 42975, and that the GRANTOR, pursuant to the terms and conditions of the Last Will and Testament of the Decedent, and pursuant to the authority granted by Letters Testamentary, dated March 12, 2024, does hereby GRANT, BARGAIN, SELL and CONVEY unto KEITH A. SALTER, GRANTEE, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence N 90°00'00" W, a distance of 663.72'; thence S 00°12'22" E, a distance of 207.01' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 453.94'; thence S 89°44'45" E, a distance of 302.26'; thence N 87°58'24" E, a distance of 158.01'; thence N 01°30'40" W, a distance of 447.90'; thence N 89°45'09" W, a distance of 450.00' to the POINT OF BEGINNING.

Said parcel containing 4.73 acres, more or less.

ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, as recorded in Instrument # 20140711000210720, in the Office of the Judge of Probate of Shelby County, Alabama.

Neighborhood: 01 Pea Ridge County R-1

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved by prior owners, if any.

TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

NOTE: THIS DEED IS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. NO ASSURANCE IS MADE BY THE DRAFTER AS TO THE CHAIN OF TITLE FOR THE ABOVE DESCRIBED PROPERTY. DESCRIPTION WAS PROVIDED BY GRANTOR.



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TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

IN WITNESS, WHEREOF I HAVE set my hand and seal this 22 day of October, 2024.

Keith A. Salter

KEITH A. SALTER
Personal Representative
Estate of AUBREY LEE SALTER, JR.
Case number 42975

STATE OF Louisiana
COUNTY OF Calcasieu

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KEITH A. SALTER, whose name is signed to the foregoing, and who identified himself to me, acknowledged before me that, having read the foregoing, he executed the same, pursuant to his authority as personal representative, voluntarily, on the day the same bears date.

Given under my hand and seal this 22 day of October, 2024.

Notary public:

Janet Naquin #69390

My commission expires:

Upon Death

Grantor
Keith A. Salter
403 Royer Loop
Sulphur, LA 70663

Grantee
Keith A. Salter
403 Royer Loop
Sulphur, LA 70663



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MARKET VALUE
\$39,400