



20250123000022710 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/23/2025 02:06:57 PM FILED/CERT

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

This Instrument Prepared By:  
Richard W. Theibert, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

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

**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 Byron Randolph Beaton (also known as Byron R. Beaton), deceased, the undersigned Grantor, Andrea Terease Beaton Mickaels, in her capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative 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, a married woman (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) all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SOURCE OF TITLE: Instrument No. 1996-17354

(NOTE: Bryon R. Beaton (aka Bryon Randolph Beaton) and wife, Constance M. Beaton acquired title for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion. Constance M. Beaton died on December 18, 2016 and her estate was administered in this Court and is identified as Case No. PR-2017-000518.)

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

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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. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.


TO HAVE AND TO HOLD, the above granted property together with the tenements, hereditaments, and appurtenances thereto belonging in any way whatsoever unto said Grantee, her heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The said decedent's Will dated July 3, 2018 was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2024-000256 and said Court issued Letters Testamentary to the Personal Representative on March 13, 2024.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on  
January 13 2025.

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

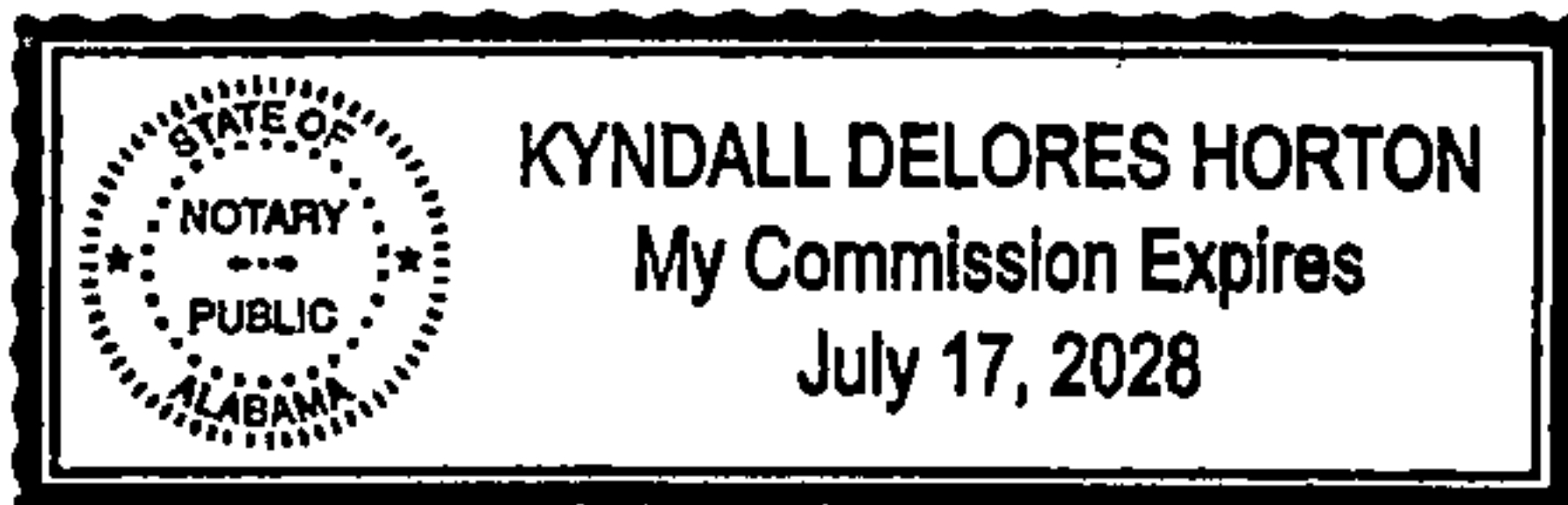




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I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Andrea Terease Beaton Mickaels, whose name as Personal Representative of the Estate of Byron Randolph Beaton, deceased, is signed to the foregoing 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 on JANUARY 13, 2025.



(NOTARY SEAL)

Kyndall Delores Horton  
Notary Public

KYNDALL DELORES HORTON  
Printed Name

My Commission Expires: JULY 17, 2028



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## EXHIBIT "A"

Unit 26, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, in the Probate Office of Shelby County, Alabama.

## 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 Teresa Beaton Mickaels  
Mailing Address Per. Rep.  
71 Dabbs Circle  
Jackson's Gap, AL 36861

Grantee's Name Andrea Teresa Beaton Mickaels  
Mailing Address 71 Dabbs Circle  
Jackson's Gap, AL 36861

Property Address 109 Canter Way, Alabaster  
Pcl ID 22-3-05-4-991-026.000

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 415,700.00 (per Will)

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 Andrea Terease Beaton Mickaels, Per. Rep.

☒ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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