

THIS INSTRUMENT PREPARED BY:
Jeffrey M. Pomeroy
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

SEND TAX NOTICES TO:
Carla Burns Irwin
2765 Saddlecreek Trail
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 25th day of November, 2024, by **China Irwin Galissard De Marignac**, as Personal Representative under the Last Will and Testament of D. Bruce Irwin (the "Will") (hereinafter referred to as the "Grantor"), to **Carla Burns Irwin**, an unmarried woman (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS:

(a) D. Bruce Irwin (sometimes hereinafter referred to as the "Decedent") acquired the following described Property by Quitclaim Deed dated September 9, 2021, and filed for record in the Shelby County Probate Office in Instrument Number 20220413000151810.

(b) The said D. Bruce Irwin died on April 14, 2023, as evidenced in Case No. PR-2023-000977 (In the Matter of the Estate of D. Bruce Irwin a/k/a/ Donald Bruce Irwin, Deceased), Probate Court, Shelby County, Alabama (the "Probate Matter").

(c) Personal Representative is conveying the Property pursuant to a power of distribution and sale granted to her in the Will and pursuant to the terms of that certain Order of Judgment entered October 25, 2024 in the Probate Matter.

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee its undivided one-half (1/2) interest as tenant-in-common in that certain real property situated in Shelby County, Alabama and described more particularly on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor shall warrant and defend the same to Grantee, herself, her heirs, executors, administrators and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise. The foregoing provision notwithstanding, this instrument is executed by Grantor solely in her capacity as the Personal Representative under the Will, and neither this instrument nor anything else herein shall be construed as creating any obligation or liability on the part of the Grantor in her individual capacity, and Grantor expressly limits her liability hereunder to the Property she has received and holds in her capacity as Personal Representative.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Estate of D. Bruce Irwin
5017 Little Turtle Drive
Birmingham, Alabama 35242

Carla Burns Irwin
2765 Saddlecreek Trail
Birmingham, Alabama 35242

Property Address: 2765 Saddlecreek Trail, Birmingham, Alabama 35242

Value: \$1,600,000

Property being conveyed by Last Will and Testament.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

A handwritten signature in cursive script, appearing to read "China Chi", is written over a horizontal line.

China Irwin Galissard De Marignac, as
Personal Representative under the Last Will and
Testament of D. Bruce Irwin, Shelby County
Probate Case # PR-2023-000977

STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **China Irwin Galissard De Marignac**, as Personal Representative under the Last Will and Testament of D. Bruce Irwin, Shelby County Probate Case # PR-2023-000977, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of November, 2024.

Gary S. Schiff

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

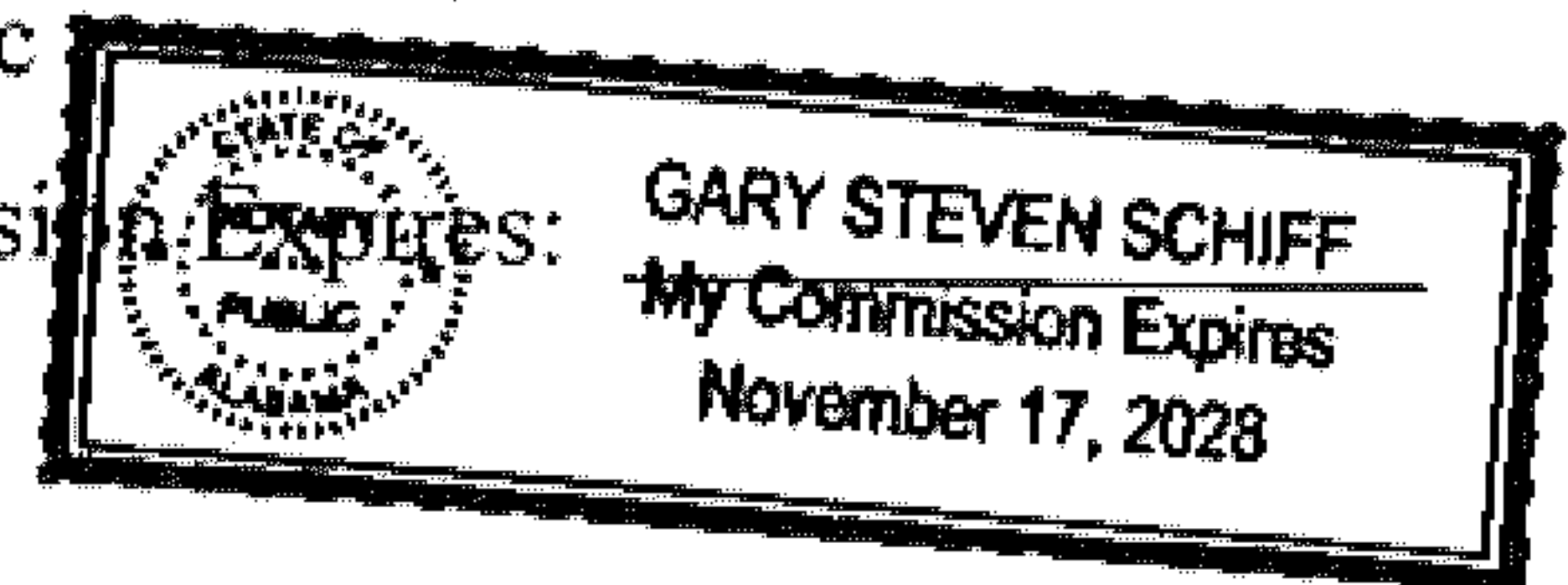


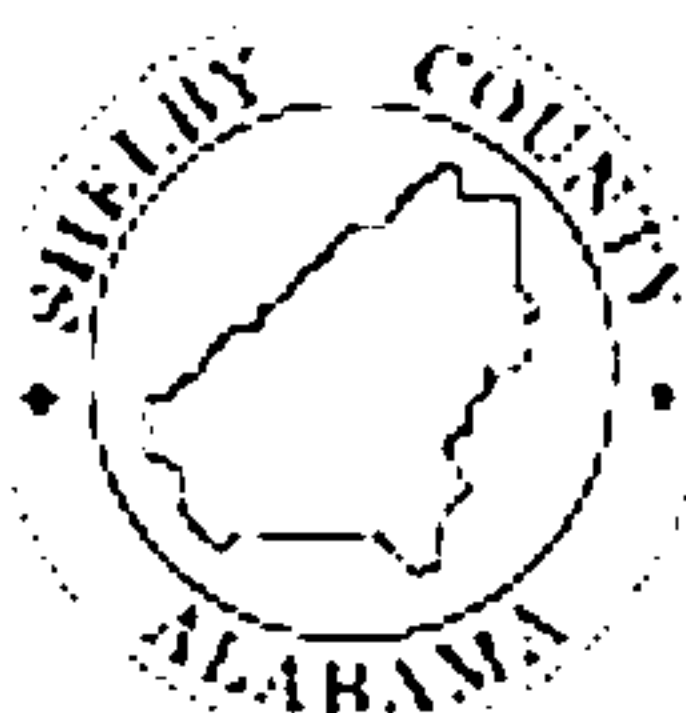
EXHIBIT A

LEGAL DESCRIPTION

Lot 5C, according to the Final Survey of Saddie Creek Farms, as recorded in Map Book 14, pages 5 A & B, in the Probate Office of Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for all real estate taxes and assessments for the year 2024 and all subsequent years, which are not yet due and payable.
2. Terms and conditions as set forth in that certain Easement Agreement recorded in Instrument No. 20060330000149280.
3. Terms and conditions as set forth in that certain water line easement as recorded in Instrument No. 20060418000179650.
4. Building and setback lines of 50 feet as recorded in Map Book 14, Page 4 and 5, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Book 56, Page 779; Instrument No. 1995-21524 and amended in Instrument No. 1998-32193, Instrument No. 20061018000517340 and Map Book 14, Page 4 and 5, in the Probate Office of Shelby County, Alabama.
6. Easements as reserved in deed recorded in Real Book 126, Page 139 and Real Book 369, Page 665.
7. Grant of Easement and Maintenance Obligations as set forth in easement as recorded in Real Book 56, Page 783 and Real Book 68, Page 929.
8. Transmission line permit to Alabama Power Company as recorded in Real Book 133, Page 551.
9. Right of way granted to South Central Bell as set forth in Real Book 149, Page 185, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Creation of easements and maintenance obligations as set out in Real Book 184, Page 484; Real 56, Page 783 and Real Book 56, Page 823.
11. Perpetual easement is hereby reserved over that portion of Lot 4A, which is the cul-de-sac for the benefit of the property to provide ingress, egress and utilities to the property as set out in Real Book 184, Page 484.
12. Amendment of the Agreement with respect to Establishment of certain Restrictions and other Agreements and First Amendment to the Declaration of Restrictions dated August 13, 1998, which has been recorded as Instrument No. 1998-32193 as recorded in Instrument No. 20040123000038630.
13. Waiver of Right of First Offer as recorded in Instrument No. 2000-02827.
14. Waiver of Natural Buffer and Building Setback Requirements as recorded in Instrument No. 1999-50993.
15. Easement agreement by and between Greystone Development Company, LLC and Richard G. Weiland and Sharon M. Weiland as recorded in Instrument No 2000-9747.
16. Restrictions, limitations and conditions as set out in Map Book 14, Page 4 and 5.
17. A 25-foot slope easement as set out in Real 108, Page 69.
18. Easement for Ingress and egress as set out in Instrument No. 1993-11152.
19. Agreement as to Ingress and egress as set out in Real 18, Page 775 and amended in Real 44, Page 170.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/31/2025 09:25:40 AM
 \$38.00 JOANN
 20250131000030390

Allen S. Beyl