



20250206000036990 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
02/06/2025 12:48:52 PM FILED/CERT

Send tax notice to:

Marliese Thomas, as Trustee of the
Eric Eugen Thomas Family Trust
FBO Rhonda S. Thomas
6619 Old Highway 280
Sterrett, Alabama 35147

Part of Assessor's Property Tax Parcels/Account
Number: 08-9-30-0-001-050.000

TITLE NOT EXAMINED

This instrument prepared by:
Ginna D. Gardner, Esq.
Gardner Law, LLC
300 Office Park Drive, Suite 175
Mountain Brook, Alabama 35223
(205) 383-2171

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVES' DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Eric Eugen Thomas (the "Decedent") died testate on August 31, 2023, and the Last Will and Testament of the Decedent dated July 12, 2012 (the "Will") was duly admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2023-001203);

WHEREAS, the Decedent's spouse, Rhonda S. Thomas, a single woman residing at 6619 Old Highway 280, Sterrett, Alabama 35147, and the Decedent's daughter, Marliese Thomas, a single woman residing at 1157 Lakeview Crescent, Birmingham, Alabama 35205, are the duly appointed and acting personal representatives of the Will (the "Personal Representatives" or the "Grantors");

WHEREAS, at the time of his death, the Decedent owned certain real property described below in this Personal Representatives' Deed (the "Real Property");

WHEREAS, Article II of the Will directs the Personal Representatives to give and devise the Decedent's real property to Marianne Martynets, formerly known as Marianne Kittinger, and Marliese Thomas, as trustees of the Eric Eugen Thomas Family Trust FBO Rhonda S. Thomas as created under the Will of the Decedent;

WHEREAS, the Personal Representatives desire to distribute the Real Property to Marianne Martynets and Marliese Thomas, as trustees of the Eric Eugen Thomas Family Trust FBO Rhonda S. Thomas (the "Grantee");

WHEREAS, the Personal Representatives are executing this deed for the purpose of confirming and perfecting the transfer of title of this Real Property to the Grantee;



NOW THEREFORE, in consideration of the premises, the Grantors do hereby grant, bargain, sell, and convey unto the Grantee, the Decedent's entire interest in and to the following real property situated, lying and being in Shelby County, Alabama, to wit:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, GO WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION 645 FEET; THEN GO AT RIGHT ANGLES DUE NORTH TO THE SOUTH RIGHT OF WAY LINE OF FLORIDA SHORT ROUTE HIGHWAY, WHICH POINT IS THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, GO DUE SOUTH TO POINT ON SOUTH LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 THEN GO WEST ALONG SAID SOUTH 1/4 - 1/4 SECTION LINE TO THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION THEN GO NORTH ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION 396 FEET THEN GO AT RIGHT ANGLES DUE EAST 330 FEET THEN GO AT RIGHT ANGLES DUE EAST 330 FEET THENCE GO AT RIGHT ANGLES DUE NORTH TO POINT ON SOUTH LINE OF AFORESAID FLORIDA SHORT ROUTE HIGHWAY THEN GO EAST ALONG SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the Grantee, its heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines, and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

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

Grantors' Names and Mailing Addresses:

Rhonda S. Thomas, as Personal Representative
of the Estate of Eric Eugen Thomas
6619 Old Highway 280, Sterrett, AL 35147

Marliese Thomas, as Personal Representative
of the Estate of Eric Eugen Thomas
1157 Lakeview Crescent, Birmingham, AL 35205

Grantee's Name and Mailing Address:

Marliese Thomas and Marianne Martynets,
as Trustees of the Eric Eugen Thomas Family Trust
FBO Rhonda S. Thomas
1157 Lakeview Crescent, Birmingham, AL 35205

Property Address: 6619 Old Highway 280, Sterrett, Alabama 35147

Property Value: \$46,750.00 (based on the most recent tax assessment)



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The above-described real property is the same property conveyed by that certain Warranty Deed recorded on June 11, 1971, in Book 268 Page 278, in the Office of the Judge of Probate in Shelby County, Alabama.

It is the intention of the Personal Representatives to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of his death, whether accurately described herein or not.

The Grantors have executed this Personal Representatives' Deed in their capacity as Personal Representatives of the Will, and nothing herein contained shall be construed to impose liability on them in their individual capacities.

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IN WITNESS WHEREOF, the Personal Representatives have hereunto set their hands as of this 3RD day of February, 2025.

Rhonda S. Thomas

Rhonda S. Thomas, as Personal Representative
of the Estate of Eric Eugen Thomas

Marliese Thomas

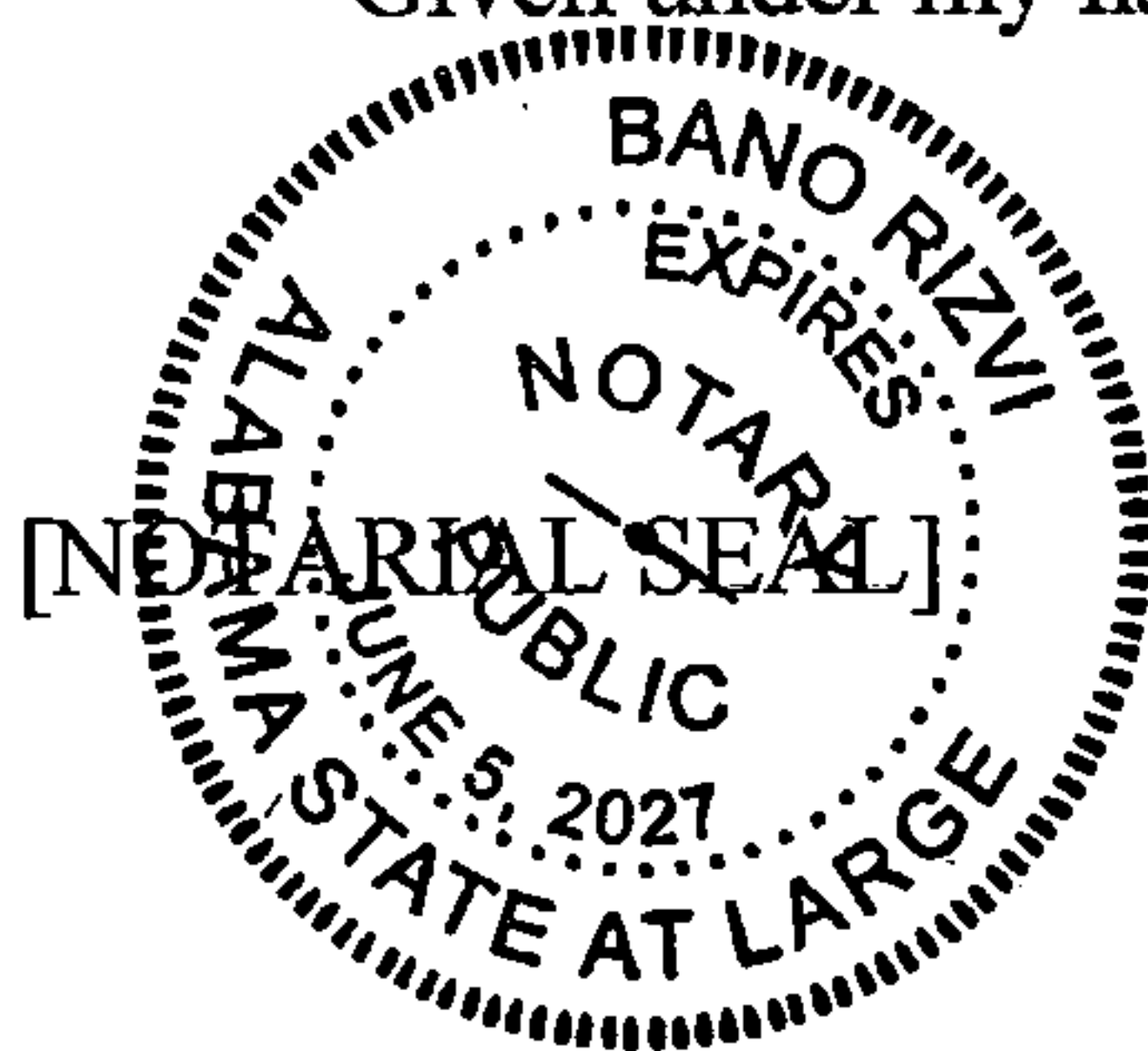
Marliese Thomas, as Personal Representative
of the Estate of Eric Eugen Thomas

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda S. Thomas, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Eric Eugen Thomas, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, 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 of office this 3RD day of February, 2025.



Bano Rizvi

Notary Public

My Commission Expires: 6-5-2027



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STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marliese Thomas, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Eric Eugen Thomas, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, 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 of office this 3RD day of February, 2025.



Bano Rizvi
Notary Public
My Commission Expires: 6-5-2027