

Send tax notice to:

TITLE NOT EXAMINED

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

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

Part of Assessor's Property Tax Parcels/Account
Number: 08-9-30-0-001-054.000

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:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST AND GO WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION 330 FEET THEN GO AT RIGHT ANGLES DUE NORTH TO SOUTH RIGHT OF WAY LINE OF FLORIDA SHORT ROUTE HIGHWAY THEN GO IN AN EASTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4 THEN GO SOUTH TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

A PART OF THE SW 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SW 1/4 OF NE 1/4, SECTION 30, TOWNSHIP 19, RANGE 1 EAST, RUN WEST ALONG THE FORTY LINE 330 FEET; THENCE NORTH AT A RIGHT ANGLE TO A POINT WHICH IS 630 FEET SOUTH OF THE HIGHWAY RIGHT OF WAY TO A POINT OF BEGINNING; THENCE NORTH FROM SAID POINT TO THE HIGHWAY RIGHT OF WAY; THENCE EASTERLY ALONG SUCH RIGHT OF WAY 75 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID FORTY 210 FEET; THENCE EAST AT A RIGHT ANGLE 135 FEET; THENCE SOUTH AT A RIGHT ANGLE 420 FEET; THENCE WEST AT A RIGHT ANGLE 210 FEET TO POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PART OF THE SW 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF NE 1/4 OF SAID SECTION 30, RUN WEST ALONG FORTY LINE 255 FEET; THENCE NORTH AT A RIGHT ANGLE TO A POINT WHICH IS 210 FEET SOUTH OF THE HIGHWAY RIGHT OF WAY TO A POINT OF BEGINNING; THENCE NORTH FROM SAID POINT TO THE HIGHWAY RIGHT OF WAY; THENCE EASTERLY ALONG SUCH RIGHT OF WAY 135 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID FORTY 210 FEET; THENCE WESTERLY AT A RIGHT ANGLE 135 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SW 1/4 OF THE NE 1/4 AND RUN THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 330 FEET; THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH RIGHT OF WAY LINE OF FLORIDA SHORT ROUTE HIGHWAY; THENCE TURN RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING OF THE PROPERTY

HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN SOUTH AND PARALLEL WITH THE EAST LINE OF SAID 1/4 - 1/4 SECTION 524 FEET; THENCE TURN A RIGHT ANGLE TO THE EAST AND RUN 120 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN NORTH ALONG SAID EAST LINE TO ITS POINT OF THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID FLORIDA SHORT ROUTE; THENCE RUN WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120 FEET, MORE OR LESS, 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: \$98,890.00 (based on the most recent tax assessment)

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.



20250206000037000 4/5 \$39.00
Shelby Cnty Judge of Probate, AL
02/06/2025 12:48:53 PM FILED/CERT

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

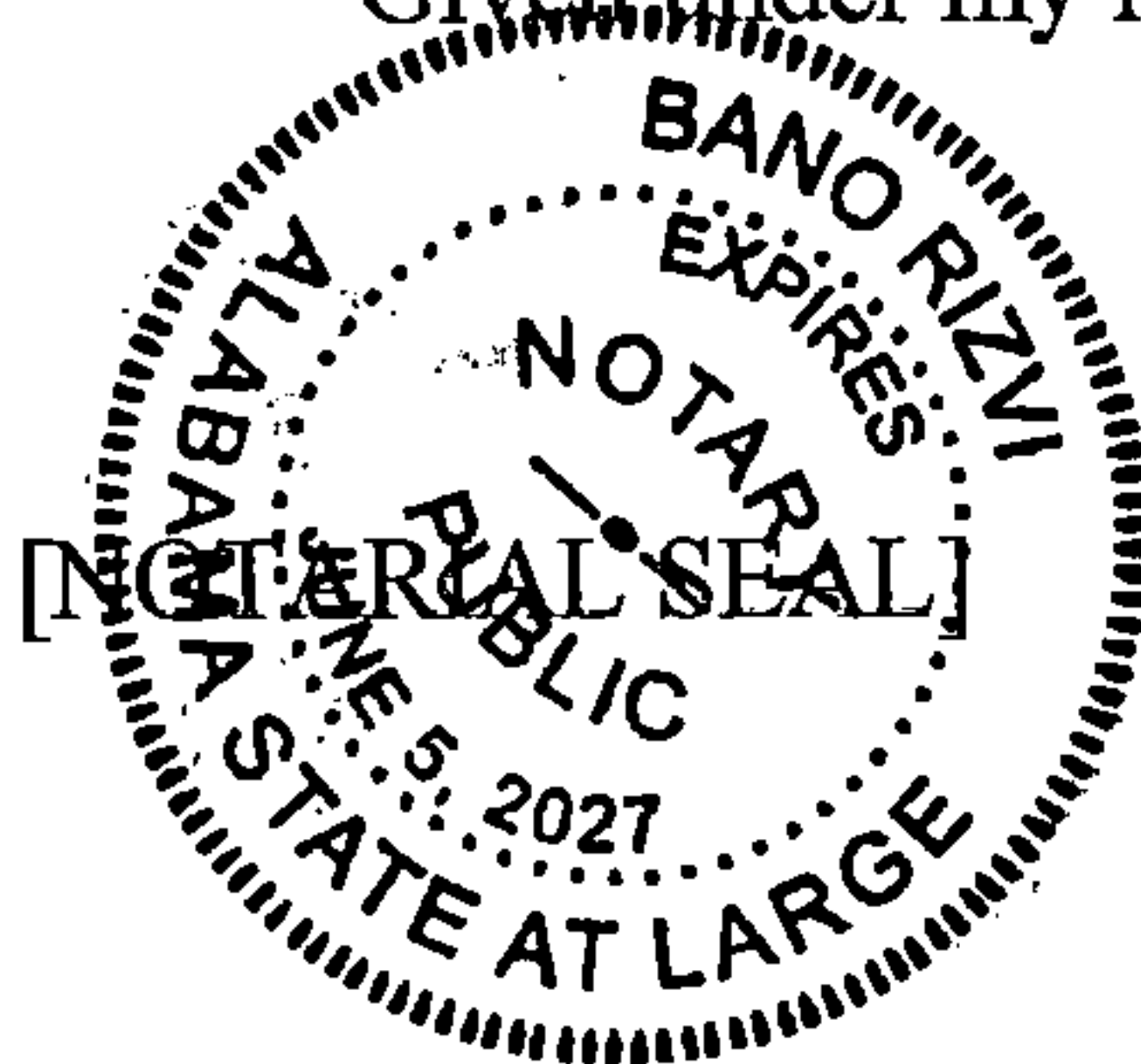
Marliese Thomas

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

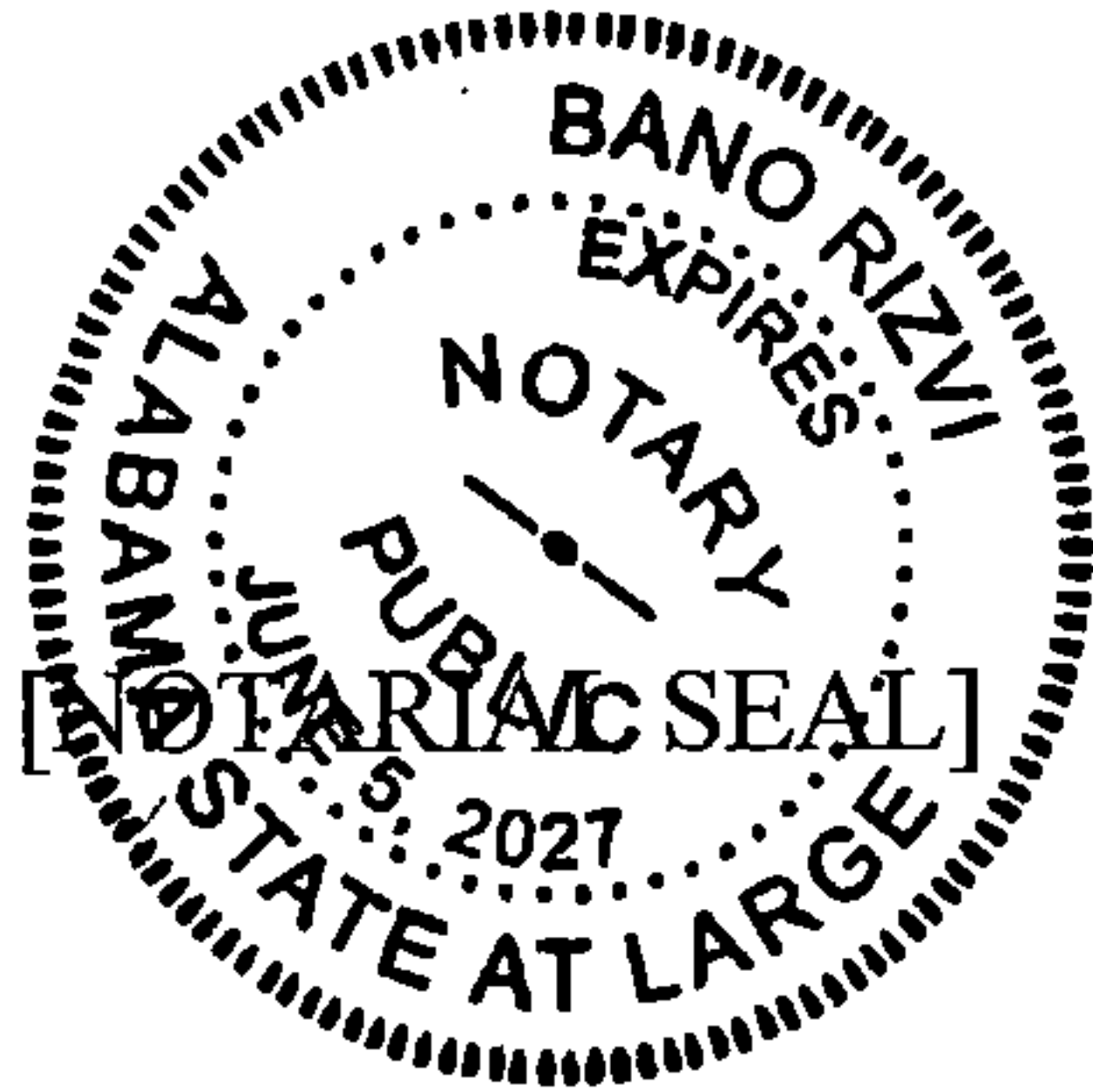
Notary Public

My Commission Expires: 6-5-2027

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