



20250220000050200 1/6 \$39.00
Shelby Cnty Judge of Probate, AL
02/20/2025 11:59:44 AM FILED/CERT

Send tax notice to:
Beverly Faye Stamps
600 Stamps Junction
Montevallo, AL 35115

TITLE NOT EXAMINED
This instrument prepared by:
F. A. Branscomb Beavers, Esq.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the provisions of the Will of Sherwood J. Stamps, Deceased, as more particularly identified hereinbelow, Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid to **BEVERLY FAYE STAMPS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AND AS TRUSTEE OF THE TESTAMENTARY TRUSTS CREATED UNDER THE WILL OF SHERWOOD J. STAMPS, DECEASED, PROBATE CASE NO. PR-2020-000080, SHELBY COUNTY, ALABAMA**, ("Grantor"), whose address is 600 Stamps Junction, Montevallo, Alabama, 35115, by **BEVERLY FAYE STAMPS** ("Grantee"), whose address is 600 Stamps Junction, Montevallo, Alabama, 35115, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real property (the "Property"), situated in Shelby County, Alabama, to-wit:

That certain parcel described on the attached *Exhibit A*; LESS AND EXCEPT those certain parcels described on the attached *Exhibit B* and on the attached *Exhibit C*. The Property is currently assessed with the Shelby County Tax Assessor under Parcel Number 23-7-36-0-002-005.003.

TO HAVE AND TO HOLD the Property unto Grantee, her heirs and assigns forever, subject to the following:

1. 2024 ad valorem taxes, not yet due and payable.
2. All mineral and mining rights not owned by Grantor.
3. All easements, rights-of-way, restrictions, covenants, and conditions of record.
4. Matters which would be disclosed by an accurate survey of the Property.
5. Building lines and easements as shown on record map.

THE UNDERSIGNED EXECUTES THIS CONVEYANCE SOLELY IN THE REPRESENTATIVE CAPACITIES SET FORTH HEREIN AND HEREBY EXPRESSLY LIMITS HER LIABILITY HEREUNDER TO THE ASSETS WHICH SHE MAY NOW OR HEREAFTER HOLD IN HER CAPACITIES AS PERSONAL REPRESENTATIVE AND AS TRUSTEE, AS AFORESAID.



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Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this 3rd day of December, 2024.

Beverly Faye Stamps
 Beverly Faye Stamps, as Personal Representative of the Estate of and as Trustee of the Testamentary Trusts Created under the Will of Sherwood J. Stamps, Deceased, Probate Case No. PR-2020-000080, Shelby County, Alabama

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

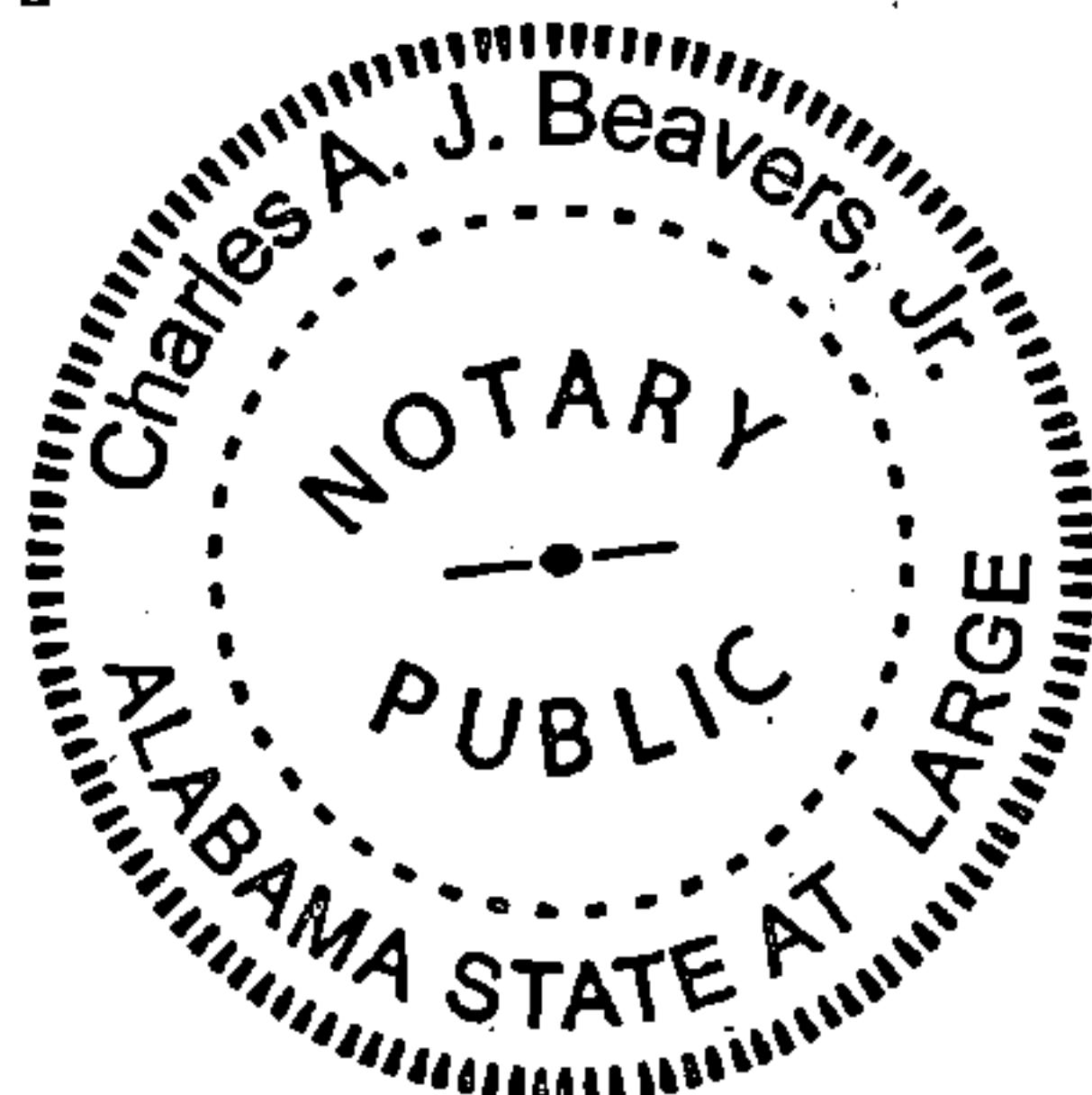
I, the undersigned, a notary public in and for said county in said state, hereby certify that Beverly Faye Stamps, whose name as Personal Representative of the Estate of and as Trustee of the Testamentary Trusts Created under the Will of Sherwood J. Stamps, Deceased, Probate Case No. PR-2020-000080, Shelby County, Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacities as such Personal Representative and as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2024.

Charles A. J. Beavers, Jr.
 Notary Public

[NOTARIAL SEAL]

My commission expires: May 4, 2024





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EXHIBIT A

SOUTH PARCEL:

Commence at a 1/2-inch rebar in place being the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 00 degrees 11 minutes 36 seconds West along the West boundary of said 1/4 - 1/4 Section for a distance of 1243.78 feet (set 1/2-inch rebar) to a point located on the Southerly right of way of Shelby County Road No. 24 (Longview-Montevallo Road), said point being the point of beginning; from this beginning point proceed North 48 degrees 37 minutes 24 seconds East along the Southerly right of way of said road for a distance of 79.00 feet; thence proceed North 43 degrees 28 minutes 53 seconds East along the Southerly right of way of said road for a distance of 63.43 feet; thence proceed North 37 degrees 29 minutes 05 seconds East along the Southerly right of way of said road for a distance of 68.15 feet; thence proceed North 31 degrees 26 minutes 54 seconds East along the Southerly right of way of said road for a distance of 60.67 feet; thence proceed North 27 degrees 59 minutes 43 seconds East along the Southerly right of way of said road for a distance of 95.10 feet; thence proceed North 28 degrees 39 minutes 36 seconds East along the Southerly right of way of said road for a distance of 53.19 feet; thence proceed North 32 degrees 15 minutes 07 seconds East along the Southerly right of way of said road for a distance of 64.33 feet; thence proceed North 38 degrees 07 minutes 20 seconds East along the Southerly right of way of said road for a distance of 56.43 feet; thence proceed North 44 degrees 16 minutes 33 seconds East along the Southerly right of way of said road for a distance of 56.67 feet; thence proceed North 49 degrees 49 minutes 49 seconds East along the Southerly right of way of said road for a distance of 67.13 feet; thence proceed North 55 degrees 24 minutes 41 seconds East along the Southerly right of way said road for a distance of 54.24 feet; thence proceed North 60 degrees 23 minutes 15 seconds East along the Southerly right of way of said road for a distance of 54.09 feet; thence proceed North 67 degrees 57 minutes 07 seconds East along the Southerly right of way of said road for a distance of 89.21 feet; thence proceed North 76 degrees 19 minutes 29 seconds East along the Southerly right of way of said road for a distance of 48.07 feet; thence proceed North 82 degrees 59 minutes 36 seconds East along the Southerly right of way of said road for a distance of 91.98 feet; thence proceed North 87 degrees 47 minutes 36 seconds East along the Southerly right of way of said road for a distance of 141.78 feet to its point of intersection with the centerline of Spring Creek; thence proceed South 24 minutes 00 minutes West along the centerline of said creek for a distance of 244.27 feet; thence proceed South 09 degrees 14 minutes 54 seconds East along the centerline of said creek for a distance of 479.83 feet; thence proceed South 45 degrees 29 minutes 26 seconds East along the centerline of said creek for a distance of 191.24 feet to its point of intersection with the South boundary of said 1/4 - 1/4 Section; thence proceed North 86 degrees 13 minutes 01 seconds West along the South boundary of said 1/4 - 1/4 Section for a distance of 37.32 feet to a 3 1/2-inch capped metal fence post in place; thence continue North 86 degrees 13 minutes 01 seconds West along the South boundary of said 1/4 - 1/4 Section and along a fence for a distance of 939.66 feet to a 1/2-inch rebar in place being the Southwest corner of said 1/4 - 1/4 Section; thence proceed North 01 degrees 11 minutes 36 seconds East along the West boundary of said 1/4 - 1/4 Section for a distance of 129.89 feet to the point of beginning.

EXHIBIT B



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Commence at a found steel rebar corner accepted as the southwest corner of the southwest quarter of the northwest quarter of Section 36, Township 21 south, Range 3 west, Shelby County, Alabama and run thence S 86° 13' 01" E along the south line of said quarter-quarter section a distance of 85.14' to a set rebar corner and the point of beginning of the parcel (Parcel - 2); being described; Thence continue last described course a distance of 380.00' to a set rebar corner; Thence run N 01° 59' 40" W a distance of 236.44' to a set rebar corner; Thence run N 29° 10' 01" W a distance of 358.93' to a set rebar corner on the southerly margin of Shelby County Highway No. 24; Thence run southwesterly the next 6 calls :

**S 32° 15' 07" W along said margin of said highway a distance of 64.33' to a corner
S 28° 39' 36" W along said margin of said highway a distance of 53.19' to a corner
S 27° 59' 43" W along said margin of said highway a distance of 95.10' to a corner
S 31° 26' 54" W along said margin of said highway a distance of 60.67' to a corner
S 37° 29' 05" W along said margin of said highway a distance of 68.15' to a corner
S 48° 23' 53" W along said margin of said highway a distance of 47.54' to a corner
Thence run S 04° 06' 16" E a distance of 199.77' to the point of beginning containing 3.28 acres.**



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EXHIBIT C

Commence at a found steel rebar corner accepted as the southwest corner of the southwest quarter of the northwest quarter of Section 36, Township 21 south, Range 3 west, Shelby County, Alabama and run thence S 86° 13' 01" E along the south line of said quarter-quarter section a distance of 465.14' to a rebar corner and the point of beginning of the property (Parcel - 3) being described ; Thence continue last described course a distance of 206.05' to a set rebar corner; Thence run N 12° 53' 12" W a distance of 768.45' to a set rebar corner on the southerly margin of Shelby County Highway No. 24; Thence run Southwesterly the following 5 calls;

**S 60° 23' 15" W a distance of 54.09' to a corner; Thence
S 55° 24' 41" W a distance of 54.24' to a corner; Thence
S 49° 49' 49" W a distance of 67.13' to a corner; Thence
S 44° 16' 33" W a distance of 56.67' to a corner; Thence
S 38° 07' 20" W a distance of 56.43' to a corner; Thence run S 29° 10' 01" E a distance of 358.93' to a corner; Thence run S 01° 59' 40" E a distance of 236.44' to the point of beginning, containing 3.13 acres.**

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BEVERLY FAYE STAMPS, AS
Mailing Address PERSONAL REPRESENTATIVE
TRUSTEE; 600 STAMPS
JUNCTION; MONTEVANO, AL
35115

Grantee's Name BEVERLY FAYE STAMPS
Mailing Address 600 STAMPS JUNCTION
MONTEVANO, AL 35115

Property Address ACREAGE OFF OF
COMTY RD 24
MONTEVANO, AL
35115

Date of Sale TRANSFERS 12-3-24
Total Purchase Price \$ (ESTATE DEED)

or
Actual Value \$ _____

or
Assessor's Market Value \$ 38,440⁰⁰

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 a

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 12-3-24

Print CHARLES A. J. BEAVERS, JR.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

