

Send tax notice to:  
Karen W. Hurd and  
Henry G. Wegener, Jr.  
112 Lake Lane  
Alabaster, AL 35007

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 Mary D. Wegener aka Mary Wegener aka Mary Louise Duke Wegener, deceased, the undersigned Grantors, Henry G. Wegener, Jr. And Karen W. Hurd, in their capacity as Personal Representatives of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Henry G. Wegener, Jr. And Karen W. Hurd, as tenants in common (hereinafter referred to as "Grantees" and said Grantees being the devisees 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: Book 196, Page 532

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

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 Grantees, their heirs and assigns forever.

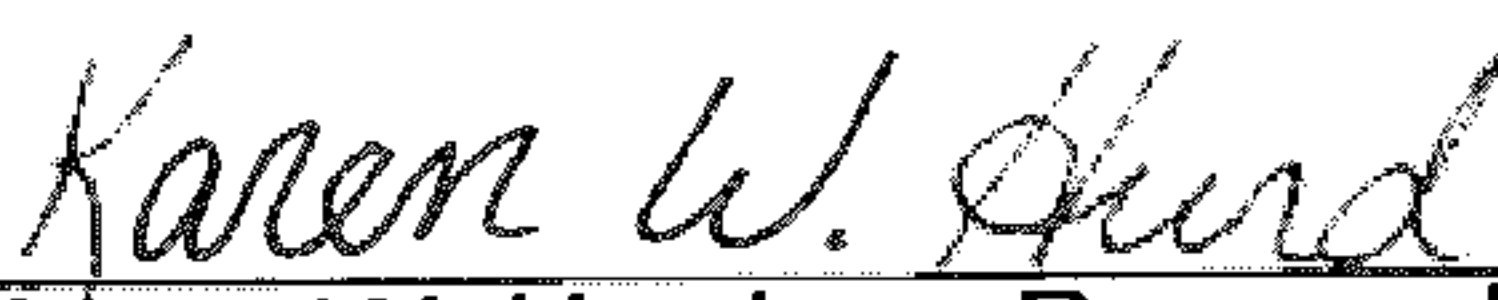
Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

The said decedent's Will dated was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 24BHM00595 and said Court issued Letters Testamentary to the Personal Representative on March 13, 2024. A certified copy of the decedent's Will has been recorded at \_\_\_\_\_, in the Probate Court of Shelby County, Alabama.  
*20250204000033490*

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

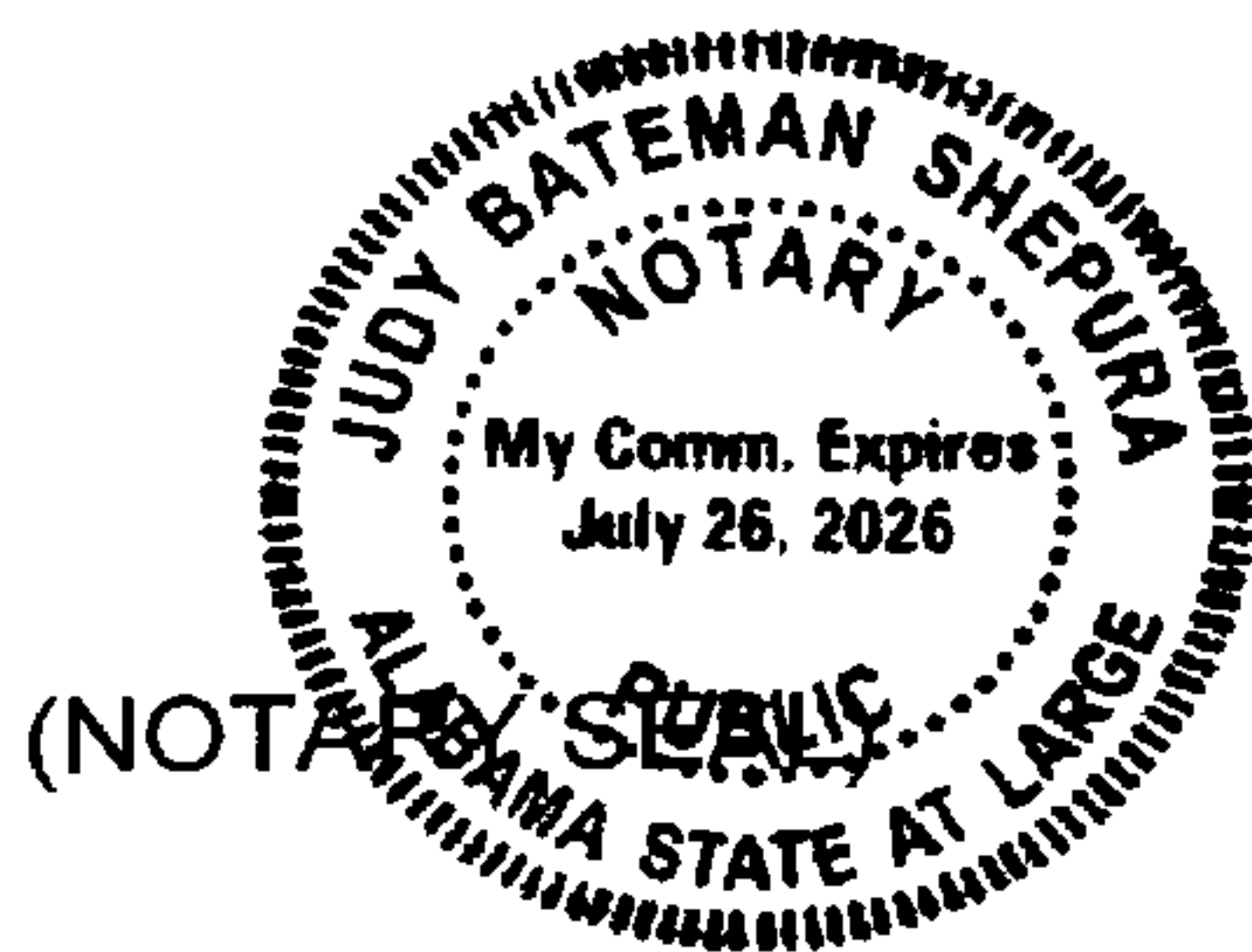
**IN WITNESS WHEREOF**, the Grantors have hereunto set their hand and seal on November 5, 2024.

  
Henry G. Wegener, Jr., as Personal Representative of the Estate of Mary D. Wegener aka Mary Wegener aka Mary Louise Duke Wegener, deceased

  
Karen W. Hurd, as Personal Representative of the Estate of Mary D. Wegener aka Mary Wegener aka Mary Louise Duke Wegener, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Henry G. Wegener, Jr., whose name as Personal Representative of the Estate of Mary D. Wegener aka Mary Wegener aka Mary Louise Duke Wegener, 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, he, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on 5 November 2024

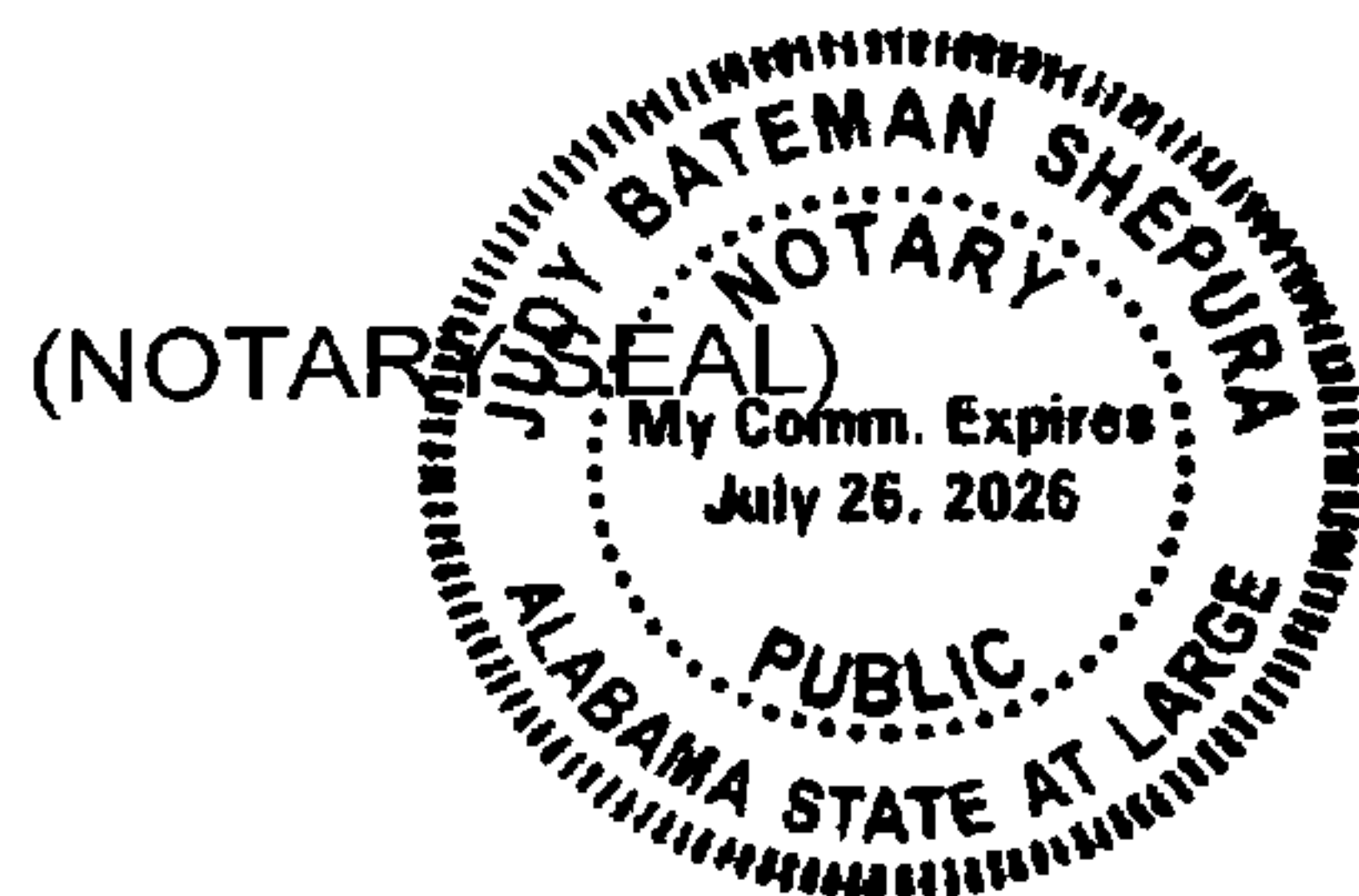


Judy Bateman Shepura  
Notary Public  
Judy Bateman Shepura  
Printed Name

My Commission Expires: 26 July 2026

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Karen W. Hurd, whose name as Personal Representative of the Estate of Mary D. Wegener aka Mary Wegener aka Mary Louise Duke Wegener, 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, executed the same voluntarily on the day the same bears date.

Given under my hand on 5 November 2024



Judy Bateman Shepura  
Notary Public  
Judy Bateman Shepura  
Printed Name

My Commission Expires: 26 July 2026



## Exhibit "A"

A parcel of land in the East 1/2 of the East 1/2 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 25; Thence run South along the East Section line 758.10 feet to the point of beginning; Thence continue last course 125.00 feet; Thence turn right 90 deg. 00 min. 00 sec. and run West 120.0 feet; Thence turn right 54 deg. 54 min. 21 sec. and run Northwesterly 52.74 feet; Thence turn left 65 deg. 45 min. 10 sec. and run Southwesterly 76.02 feet; Thence turn right 100 deg. 50 min. 49 sec. and run North 70.00 feet; Thence turn right 83 deg. 22 min. 11 sec. and run East 226.50 feet to the point of beginning. Also an easement for ingress, egress and utilities 30 feet wide, 15 feet on each side of the following described centerline; Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run South along the East Section Line 1064.60 feet; Thence turn right 90 deg. 00 min. 00 sec. and run West 135.00 feet to the point of beginning of said centerline; Thence turn right 90 deg. 00 min. 00 sec. and run North 109.82 feet; Thence turn left 35 deg. 18 min. 32 sec. and run Northwest 65.88 feet; Thence turn left 30 deg. 13 min. 43 sec. and run Northwest 63.85 feet; Thence turn left 30 deg. 46 min. 31 sec. and run Westerly 78.59 feet; Thence turn left 20 deg. 23 min. 11 sec. and run Southwest 159.28 feet; Thence turn right 16 deg. 33 min. 14 sec. and run Westerly 23.77 feet to the Easterly right-of-way of McCain Parkway and the end of said centerline. Being situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/11/2025 08:57:59 AM  
 \$38.00 PAYGE  
 20250311000072680

*Allen S. Bevil*

### Real Estate Sales Validation Form

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

Grantor's Name Henry G. Wegener, Jr., and  
 Mailing Address Karen W. Hurd, Per. Rep.  
 112 Lake Lane  
 Alabaster, AL 35007

Grantee's Name Henry G. Wegener, Jr., and  
 Mailing Address Karen W. Hurd, TIC  
 112 Lake Lane  
 Alabaster, AL 35007

Property Address 1901 McCain Parkway  
 Pelham, AL 35124  
 Pcl #13-7-25-1-001-001.009

Date of Sale 11-5-2024  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 166,070.00

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 11-5-2024

Print Henry G Wegener Jr

☒ Unattested

Sign

(verified by)

*[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1