

This instrument prepared by:

Send Tax Notice to:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
111 Watterson Parkway
Trussville, Alabama 35173

David Gray Richardson, III
924 Delcris Drive
Homewood, Alabama 35226

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO. TITLE INSURANCE WAS NOT ORDERED OR PAID FOR BY EITHER GRANTOR OR GRANTEE.

STATE OF ALABAMA)
SHELBY COUNTY) **EXECUTOR'S STATUTORY DEED**

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, **David Gray Richardson, Jr.**, died testate on the 20th day of November, 2024, leaving a valid Last Will and Testament which was admitted to probate in the Probate Court of Shelby County, Alabama, on the 13th day of January, 2025, in the matter of the **Estate of David Gray Richardson, Jr., deceased, Shelby County, Alabama, Probate Case No. PR-2025-000041**, and

WHEREAS, **David Gray Richardson, III**, was appointed as Personal Representative of the said Last Will and Testament of **David Gray Richardson, Jr., deceased**, and was granted Letters Testamentary by the Probate Court of Shelby County, Alabama, on the 13th day of January, 2025, and has duly qualified as said Personal Representative, and is now acting in the capacity of said Personal Representative, and

WHEREAS, the said Last Will and Testament of **David Gray Richardson, Jr., deceased**, conveyed the property herein described to **Jane Richardson Dobbs, David Gray Richardson, III** and **Kathryne Richardson Magnuson**. Said Last Will and Testament contained power to sell. **David Gray Richardson, Jr. is one and the same as David G. Richardson, Jr.**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the sufficiency and receipt whereof is acknowledged, I,

David Gray Richardson, III, as Personal Representative of the Estate of David Gray Richardson, Jr., deceased, Shelby County, Alabama, Probate Case No. PR-2025-000041, of 924 Delcris Drive, Homewood, Alabama 35226,

("Grantor"), do, hereby grant, bargain, sell and convey unto

David Gray Richardson, III of 924 Delcris Drive, Homewood, Alabama 35226;

Jane Richardson Dobbs of 33 Walnut Cove Blvd., SW, Huntsville, Alabama 35824;

Kathryne Richardson Magnuson of 2028 County Road 113, Montevallo, Alabama 35115,

("Grantees"), the following described real estate, located at 149 Port Drive, Shelby, Alabama 35143, to-wit:

Commence at the SW corner of the SE ¼ of the NE ¼ of Section 12, Township 24 North, Range 15 East, run east along quarter quarter section line 1016.75 feet, turn an angle of 90° to the left, run 417.6 feet, turn an angle of 90° to the left, run 207.85 feet, turn an angle of 93° 30' to the right, run 134.20 feet to the point of beginning; continue in same direction 120.90 feet, turn an angle of 76° 35' to the right, run 303.80 feet, turn an angle of 111° 50' to the right, run 126.68 feet, turn an angle of 68° 10' to the right run 284.30 feet to the point of beginning.

Also an easement for ingress and egress as described in deed recorded in Book 201, page 379, in the Shelby County Probate Office.

Deed Reference: Instrument # 1993-24258.


Subject to:

1. Ad valorem taxes not yet due and payable and each subsequent year.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

David G. Richardson, Jr. (also known as and being one and the same as David Gray Richardson, Jr.) having been the surviving grantee in that certain Warranty Deed, Joint Tenants with Right of Survivorship dated July 21, 1993, and recorded on August 16, 1993, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, Susan Pettitt Richardson predeceased David G. Richardson, Jr. on November 15, 2024, in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantees, David Gray Richardson, III, Jane Richardson Dobbs and Kathryn Richardson Magnuson, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of July, 2025.

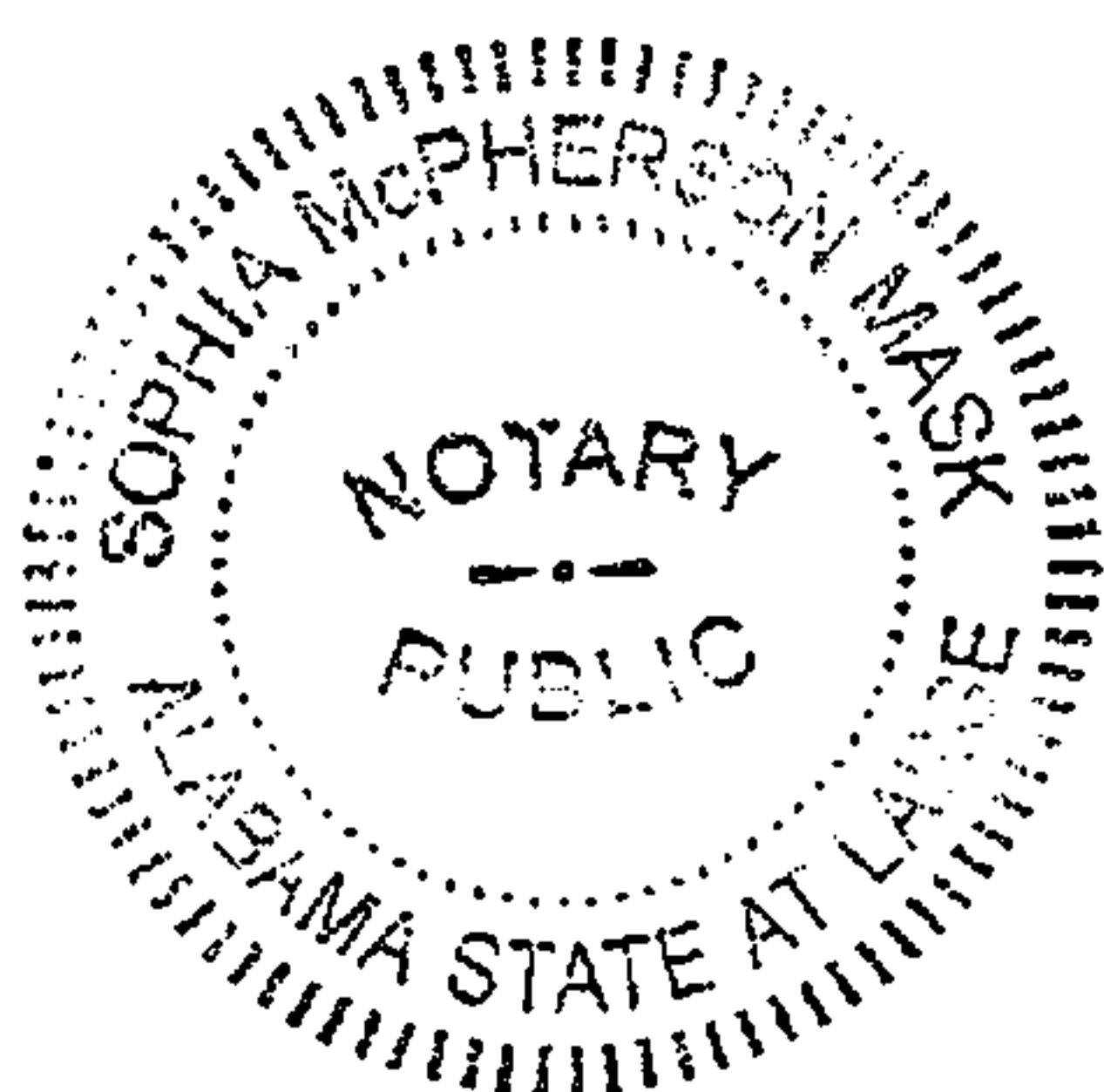
 (SEAL)
David Gray Richardson, III, as Personal Representative of the Estate of David Gray Richardson, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2025-000041

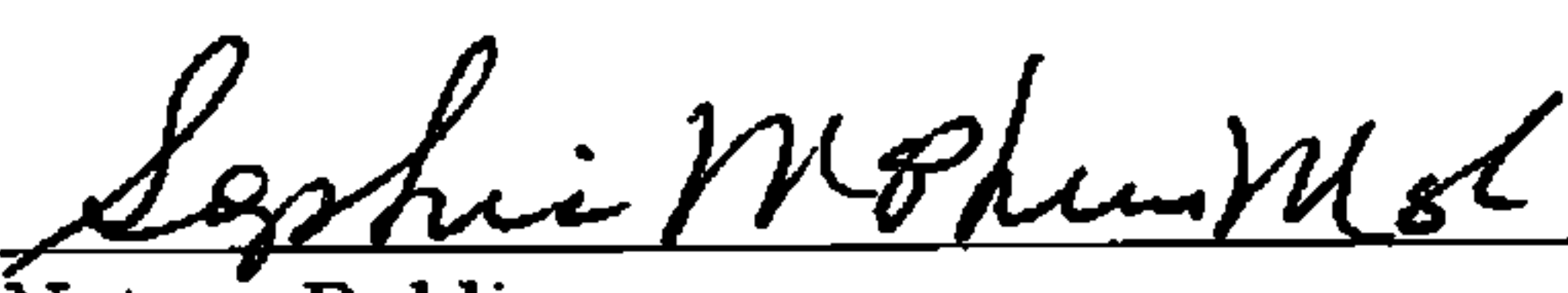
ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Gray Richardson, III, as Personal Representative of the Estate of David Gray Richardson, Jr., deceased, Shelby County, Alabama, Probate Case No. PR-2025-000041, whose name 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 executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal, this 15 day of July, 2025.




Notary Public
My Commission Expires: 05/13/2028

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Estate of David Gray Richardson, Jr.
Mailing Address David Gray Richardson, III, P.R.
924 Delcris Drive
Homewood, Alabama 35226

Grantee's Name David Gray Richardson, III, Jane Richardson
Mailing Address Dobbs, & Kathryn Richardson Magnuson
924 Delcris Drive
Homewood, Alabama 35226

Property Address 151 Port Drive
Shelby, Alabama 35143
Parcel #33-1-12-1-001-019.000

Date of Sale 7/15/25
Total Purchase Price \$ _____

or
Actual Value \$ 397,000.00

or
Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2025 03:43:12 PM
 \$30.00 JOANN
 20250715000214560



chase price or actual value Alvin S. Byrd 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 7-15-2025

Print David Gray Richardson, III

☐ Unattested
 (verified by) Alvin S. Byrd

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

Form RT-1