



20250806000240000 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/06/2025 11:14:50 AM FILED/CERT

Send Tax Notice To:

Richard Allen Bentley and wife,
Susan K. Bentley
464 Bentley Road
Columbiana, Alabama 35051

This instrument prepared by:

Ellis, Head, Owens, Justice & Kilgore
Attorneys at Law
Columbiana, Alabama 35051

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Connie Sue Bentley died testate on or about October 31, 2023, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered and filed a Decree Admitting Will to Probate & Granting Letters Testamentary on December 7, 2023, and issued Letters Testamentary on said date to Michael Ray Bentley in Case No. PR-2023-001128, and

WHEREAS, Michael Ray Bentley was duly and properly appointed as Personal Representative of the Estate of Connie Sue Bentley, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Connie Sue Bentley, deceased, and

WHEREAS, the said Michael Ray Bentley has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Connie Sue Bentley, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2023-001128, and

WHEREAS, Ray A. Bentley, the husband of Connie Sue Bentley, deceased, died on or about March 25, 2011, and

WHEREAS, this deed is to satisfy the devises and requirements of the Last Will and Testament of Connie Sue Bentley, deceased, and is in accordance with the family agreement of all devisees.

NOW, THEREFORE, pursuant to the Last Will and Testament of Connie Sue Bentley, deceased, and the authority granted to the undersigned Personal Representative, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the Grantor by the Grantees, the receipt whereof is hereby acknowledged, I, the undersigned Michael Ray Bentley, as Personal

Representative of the Estate of Connie Sue Bentley, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Richard Allen Bentley and wife, Susan K. Bentley (herein referred to as Grantees), the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2, in Bentley Family Estates, as recorded in Map Book 61, page 48, in the Probate Office of Shelby County, Alabama.

Subject to that part of Bentley Road, and ingress and egress easements, and private driveways, for right of way and utility use, including easements for 10', 15', and 20', as shown on Bentley Family Estates, recorded in Map Book 61, page 48, and as shown on Bentley Family Subdivision, recorded in Map Book 43, page 145, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way, and Driveway and Maintenance Agreement of record, including but not limited to, those shown in Real Book 293, page 431, Instrument No. 1993-41504, Instrument No. 1995-13257, Instrument No. 1996-06198, and Instrument No. 20140210000036580, as recorded in the Probate Office of Shelby County, Alabama.

Subject to existing water lines, and access thereto, including servicing and/or connecting to property of Charles Russell Bentley and wife, Robin L. Bentley.

TO HAVE AND TO HOLD to the said Grantees, Richard Allen Bentley and wife, Susan K. Bentley, their heirs and assigns forever.

And I do, as Personal Representative of the Estate of Connie Sue Bentley, deceased, covenant with the said Grantees, their heirs and assigns forever, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of July, 2025.

ESTATE OF CONNIE SUE BENTLEY, deceased

By: Michael Ray Bentley P.R.
Michael Ray Bentley, Personal Representative
of the Estate of Connie Sue Bentley, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Michael Ray Bentley, whose name as Personal Representative of the Estate of Connie Sue Bentley, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July,
2025.

Kari M. Foster
Notary Public
My commission Expires: 1-4-2027

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 Connie Sue Bentley, deceased
Mailing Address Michael Ray Bentley, Personal Representative
122 Pine Tree Circle
Columbiana, Alabama 35051

Grantee's Name Richard Allen Bentley and wife,
Susan K. Bentley
Mailing Address 464 Bentley Road
Columbiana, Alabama 35051

Property Address 464 Bentley Road
Columbiana, Alabama 35051

Date of Sale July 11, 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 92,610⁰⁰

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 Property Tax Commissioner

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 7/30/2025

Print Richard Bentley

Unattested Jimmy L. Seale
(verified by)

Sign Rich Bentley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1