

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

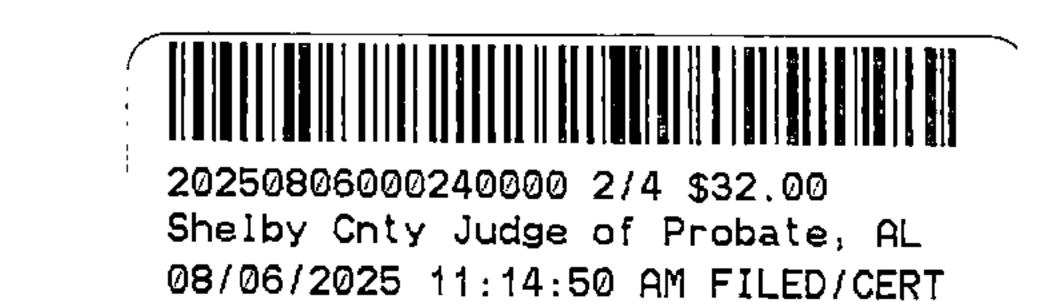
WHEREAS, no Claims have been filed in the Estate of Connie Sue Bentley, deceased, and

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.

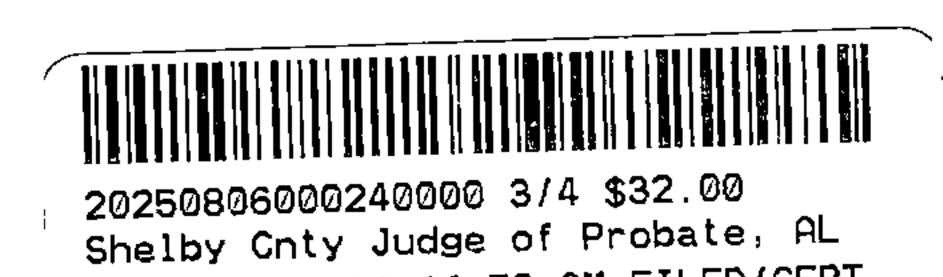
Subject to existing water lines, and access thereto, including servicing and/or connecting to property of Charles Russell Bentley and wife, Robin L. Bentley.

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.

ESTATE OF CONNIE SUE BENTLEY, deceased

Michael Ray Bentley, Personal Representative of the Estate of Connie Sue Bentley, deceased



08/06/2025 11:14:50 AM FILED/CERT

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 // day of July 2025.

Notary Public

My commission Expires: /- 4- 2027

Real Estate Sales Validation Form

•	Document must be filed in accor		975, Section 40-22-7 Richard Allen Bentley and wife,
Grantor's Name	Estate of Connie Sue Bentley, decease	ed Grantee's Name	Susan K. Bentley
Mailing Address	Michael Ray Bentley, Personal Repres	sentative Mailing Address	
	122 Pine Tree Circle	-	Columbiana, Alabama 35051
	Columbiana, Alabama 35051	_	
Property Address	464 Bentley Road	Date of Sale	July 11 2025
1 Toperty Addices	Columbiana, Alabama 35051	Total Purchase Price	
		or	
-		Actual Value	<u>\$</u>
		or	~ 9) (/c) ^{se}
	•	Assessor's Market Value	\$ / X 6/ C
The purchase price evidence: (check of Bill of Sale Sales Contra	ce or actual value claimed on one) (Recordation of docum	entary evidence is not require	he following documentary red) **Commissioner*
Closing State	ment		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
		Instructions	
	nd mailing address - provide i eir current mailing address.	the name of the person or po	ersons conveying interest
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 av Shelby Cnty Judge of Probate, AL 08/06/2025 11:14:50 AM FILED/CERT			
Date of Sale - the date on which interest to the property was conveyed.			
•	ice - the total amount paid for y the instrument offered for re		ty, both real and personal,
conveyed by the i	ne property is not being sold, instrument offered for record. or the assessor's current ma	This may be evidenced by a	y, both real and personal, being an appraisal conducted by a
excluding current responsibility of v	ided and the value must be duse valuation, of the property aluing property for property to of Alabama 1975 § 40-22-1	y as determined by the local ax purposes will be used and	nate of fair market value, official charged with the taxpayer will be penalized
accurate. I further	r understand that any false st icated in <u>Code of Alabama 19</u>	atements claimed on this for <u>975</u> § 40-22-1 (h).	ned in this document is true and rm may result in the imposition
Date 7/30/20	<u>025,</u>	Print Kichard	3entley.
Unattested	Janny L. Slal	e Sign / Quelle	Beut
	(verified by)	(Grantor/Grant	tée/Owner/Agent) circle one

Form RT-1