

This instrument prepared by:

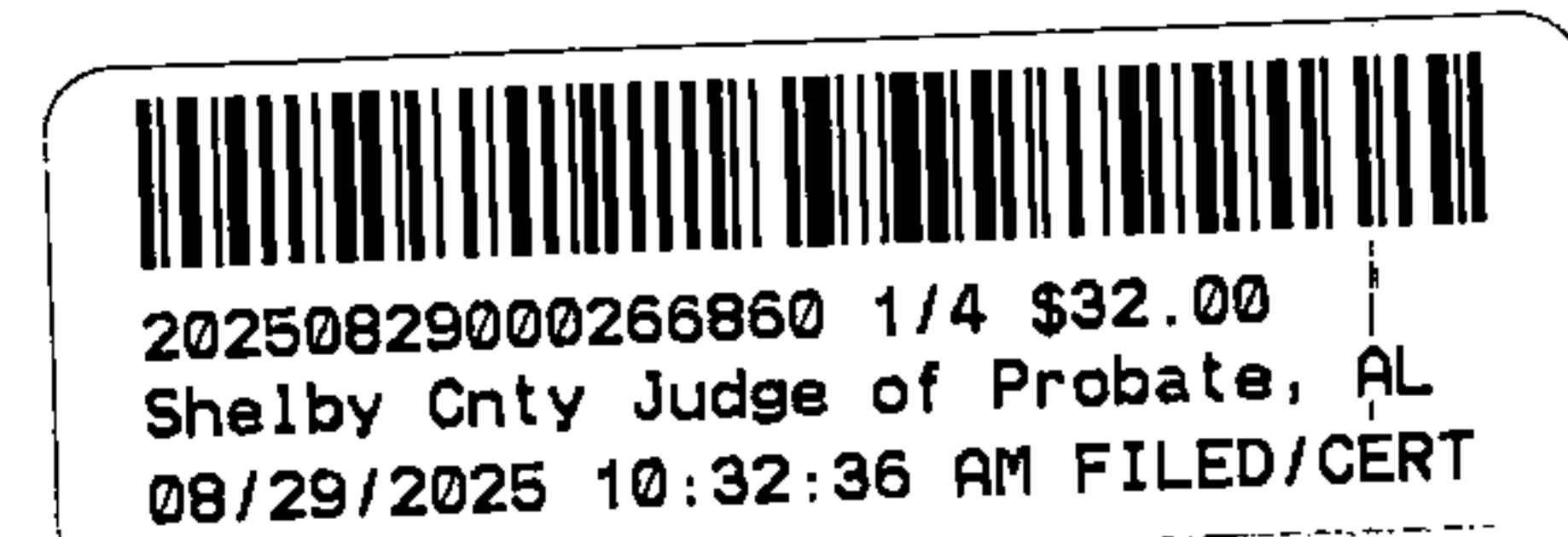
ELLIS, HEAD, OWENS, JUSTICE & KILGORE  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

Send Tax Notice To:

Donna M. Lovelady  
4474 Highway 26  
Columbiana, Alabama 35051

**DEED OF PERSONAL REPRESENTATIVE**

STATE OF ALABAMA )  
SHELBY COUNTY )



KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Billie Jean McQueen died testate on or about March 4, 2019, 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 October 19, 2023, and issued Letters Testamentary on said date to Donna M. Lovelady in Case No. PR-2023-000986, and

WHEREAS, Donna M. Lovelady was duly and properly appointed as Personal Representative of the Estate of Billie Jean McQueen, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Billie Jean McQueen, deceased, and

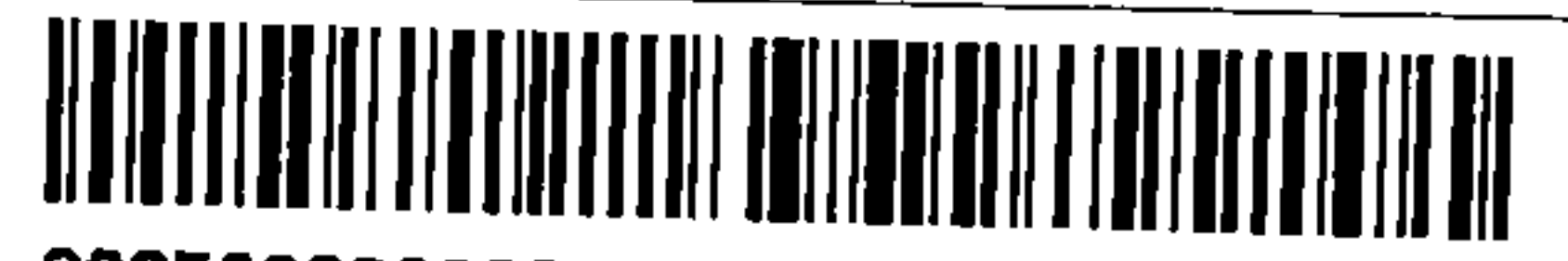
WHEREAS, the said Donna M. Lovelady has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Billie Jean McQueen, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2023-000986, and

WHEREAS, James W. McQueen, the husband of Billie Jean McQueen, deceased, died on or about November 25, 2014, and

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

NOW, THEREFORE, pursuant to the Last Will and Testament of Billie Jean McQueen, deceased, and the authority granted to the undersigned Personal Representative, and the sum of 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, Donna M. Lovelady, as Personal Representative of the Estate of Billie Jean McQueen, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Donna M. Lovelady (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:





20250829000266860 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/29/2025 10:32:36 AM FILED/CERT

Parcel 1:

Begin at the SW Corner of the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence N 88 deg-11'-10" E along the southerly line of said 1/4-1/4 section a distance of 710.18'; thence N 5 deg-04'-42" E a distance of 1328.70'; thence N 17 deg-30'-55" W a distance of 217.47'; thence N 63 deg-25'-54" E a distance of 212.10'; thence N 56 deg-01'-20" W a distance of 185.37'; thence N 12 deg-07'-40" W a distance of 86.67'; thence S 84 deg.-47'-40" W a distance of 91.67' to a point on the easterly boundary of Lot 17 of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate, Shelby County, Alabama; thence S 4 deg-30'51" E along said boundary a distance of 462.02'; thence S 88 deg-03'-51" W along the southerly boundary of said lot a distance of 825.15'; thence S 4 deg-28'-47" E along the easterly boundary of said lot a distance of 333.50'; thence S 4 deg-10'-49" E along the easterly boundary of Lot 14 of said subdivision a distance of 1010.02' to the Point of Beginning. Said parcel contains 26.50 acres, more or less. According to survey dated February 15, 1995, of Robert C. Farmer, P.L.S. Al. Reg. No. 14720.

Less and except:

Commence at the SE Corner of Section 14, Township 21 South, Range 21 West, Shelby County, Alabama, said point also being the SE Corner of Lot 2 of McQueen Estates, as recorded in Map Book 46, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama; thence N 04° 17' 59" W a distance of 2086.78' to the Southerly R.O.W. line of Shelby County Highway 26 and the NE Corner of above said Lot 2 of McQueen Estates; thence S 85° 49' 31" W and along said R.O.W. line a distance of 216.42', to a curve to the right, having a radius of 994.99', subtended by a chord bearing of S 87° 00' 58" , and a chord distance of 34.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 34.33' to the NW Corner of Lot 1 of above said McQueen Estates; to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N 89° 34' 16" W, and a chord distance of 77.92'; thence along the arc of said curve and along said R.O.W. line for a distance of 77.94' to a point, to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N 82° 51' 54" W, and a chord distance of 152.86'; thence along the arc of said curve and along said R.O.W. line for a distance of 153.01'; thence N 78° 18' 17" W and along said R.O.W. line a distance of 14.63'; thence S 06° 29' 27" E and leaving said R.O.W. line a distance of 104.04'; thence S 04° 31' 15" E a distance of 196.28 to the Point of Beginning; thence continue and along said same course for a distance of 86.21'; thence N 84° 49' 22" E a distance of 103.02'; thence N 12° 02' 57" W a distance of 86.83'; thence turn left and proceed in a westerly direction to the Point of Beginning. According to survey dated August 16, 2024, of Rodney Shiflett, Al. Reg. No. 21784.

Also conveyed, any right, title and interest of the Grantor in and to the



following described property:

A portion of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NE corner of the South half of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, and run Westerly along the North side of said South half for 326.5 feet; thence turn angle of 71 deg. 05 min. 30 sec. to the left and run 205.34 feet; thence turn an angle of 11 deg. 28 min. 30 sec. to the left and run 283.52 feet to the point of beginning; thence turn an angle of 21 deg. 27 min. to the left and run 217.00 feet; thence turn an angle of 99 deg. 00 min. to the left and run 212.14 feet; then turn an angle of 81 deg. 00 min. to the left and run 217.00 feet; then turn an angle of 99 deg. 00 min. to the left and run 212.14 feet back to the point of beginning. The above described parcel contains 1.04 acres. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, Donna M. Lovelady, her heirs and assigns forever.

And I do, as Personal Representative of the Estate of Billie Jean McQueen, deceased, covenant with the said Grantee, her 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 22<sup>nd</sup> day of August, 2025.

ESTATE OF BILLIE JEAN MCQUEEN, deceased

By: Donna M Lovelady PR  
Donna M. Lovelady, Personal Representative  
of the Estate of Billie Jean McQueen, deceased

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Donna M. Lovelady, whose name as Personal Representative of the Estate of Billie Jean McQueen, 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, she, in her 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 22<sup>nd</sup> day of August, 2025.

K. 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 Billie Jean McQueen, deceased Donna M. Lovelady, Personal Representative	Grantee's Name	Donna M. Lovelady
Mailing Address	4474 Highway 26 Columbiana, Alabama 35051	Mailing Address	4474 Highway 26 Columbiana, Alabama 35051
Property Address	4474 Highway 26 Columbiana, Alabama 35051	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 182,850.00 x 2/3 = \$121,900.00

20250829000266860 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/29/2025 10:32:36 AM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Property Tax Commissioner
<input type="checkbox"/> Closing Statement	

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.

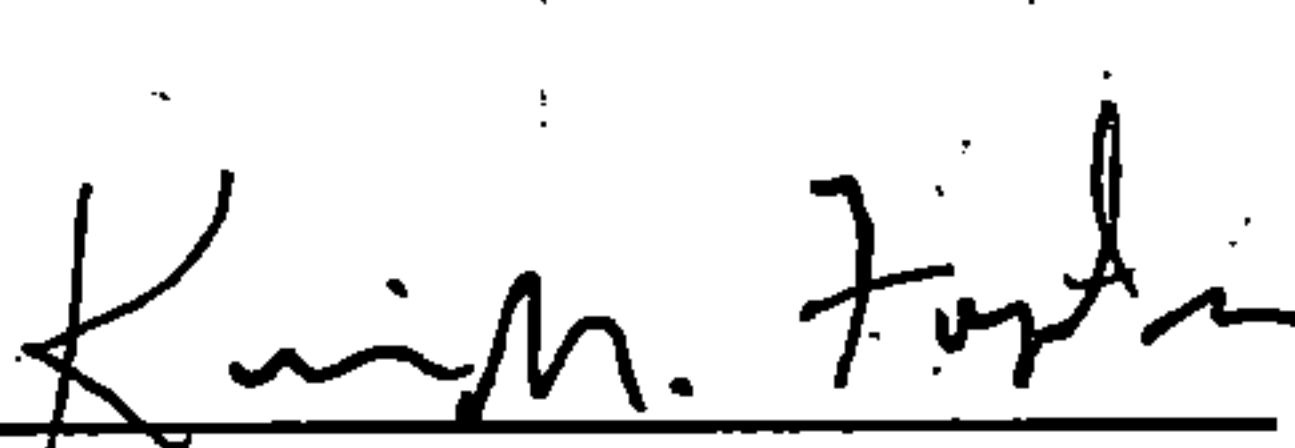
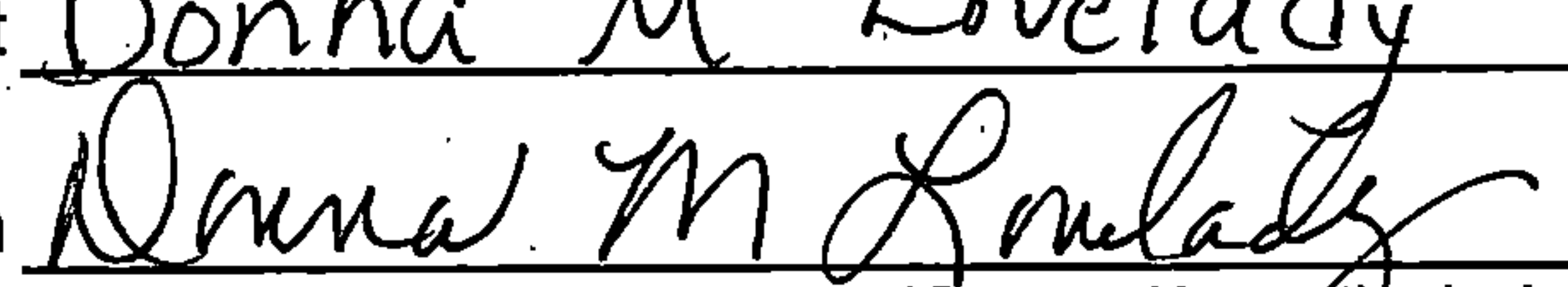
Date of Sale - the date on which interest to the property was conveyed.

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	8-22-25	Print	Donna M Lovelady
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one