



20250917000285000 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
09/17/2025 10:46:45 AM FILED/CERT

Space above this line reserved for recording office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This instrument was prepared by:
John Bahakel, Attorney
2131 - 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice To:
George Andrew Wilson
5534 Parkview Cir
Birmingham, Alabama 35242

DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS George Andrew Wilson was appointed Personal Representative of the Estate of Ingrid Wehby Wilson, deceased by order of the Probate Court of Shelby County, Alabama, case number PR-2018-000532;

THAT WHEREAS, the Last Will & Testament of Ingrid Wehby Wilson, deceased, provided that the subject real property be transferred to Grantee herein;

THAT WHEREAS, during the administration of the Estate of Ingrid Wehby Wilson this property failed to be transferred to Grantee herein, whereupon Grantor herein filed a declaratory judgment action in the Circuit Court for Shelby County, Alabama, bearing case number 58-CV-2024-901379.00. The Circuit Court entered an Order directing that Grantee be deeded the herein described property.

NOW THEREFORE, That pursuant to the Will of Ingrid Wehby Wilson, the aforesaid Circuit Court Order, other good and valuable consideration and the sum of **Ten And 00/100 Dollars (\$10.00)*** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **George Andrew Wilson**, individually and as former Personal Representative of the Estate of Ingrid Wehby Wilson, deceased, whose address is 5534 Parkview Cir., Birmingham, Alabama 35242 (hereinafter referred to as GRANTOR whether one or more), does hereby grant, bargain, sell and convey unto **George Andrew Wilson**, individually, whose address is 5534 Parkview Cir., Birmingham, Alabama 35242 (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Shelby County, AL 09/17/2025
State of Alabama
Deed Tax: \$36.00



20250917000285000 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
09/17/2025 10:46:45 AM FILED/CERT

PARCEL I:

Lot 1, Block 1 of Parker's Subdivision, a Map or Plat of which is recorded in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 2, Block 1 of Parker's Subdivision, a Map or Plat of which is recorded in the Probate Office of Shelby County, Alabama.

Source of title Parcel I: Inst. No.: 19721228000063120

Source of title Parcel II: Inst. No.: 19721228000063010

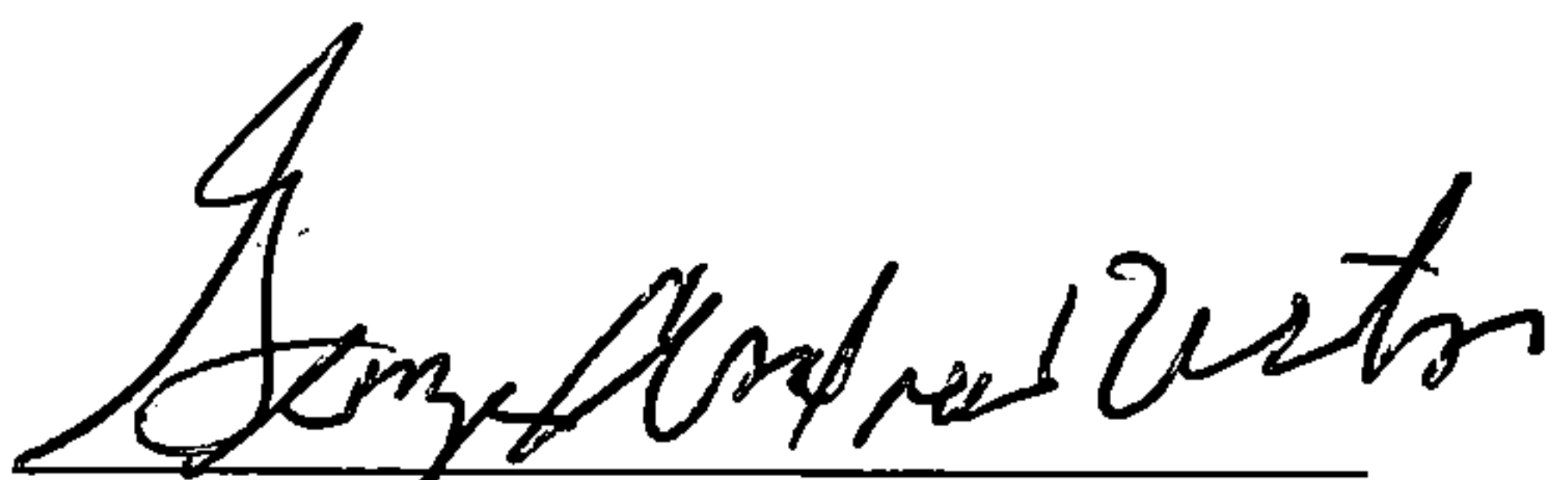
Note: The Tax Assessor Value of the subject property is: \$35,750.00

Ingrid A. Wehby and Ingrid Wehby Wilson are one and the same person.


This conveyance is hereby made subject to covenants, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

To have and to hold, to the said Grantee his, heirs, successors and assigns, forever.

In witness whereof, the undersigned has hereunto set his hand and seal individually and as former Personal Representative of the Estate of Ingrid Wehby Wilson, deceased, on this ____ day of _____, 20__.


George Andrew Wilson, individually

Estate of Ingrid Wehby Wilson

By:  (Seal)
George Andrew Wilson
Personal Representative

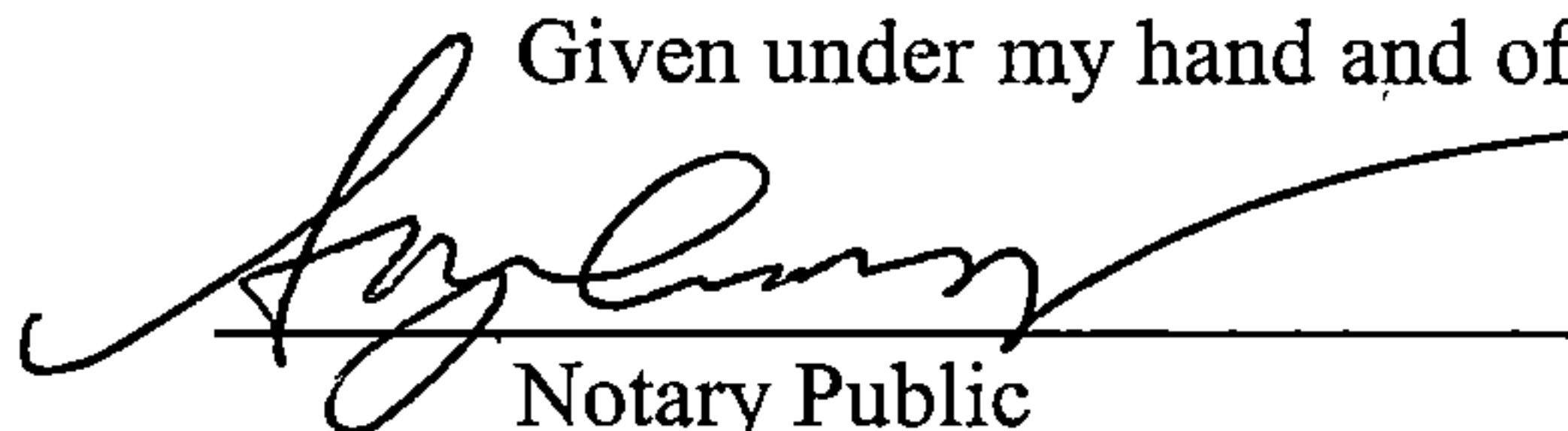
State of Alabama

County of Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George Andrew Wilson, individually and as former Personal Representative of the Estate of Ingrid Wehby Wilson, is signed to the foregoing conveyance, and who is known to me or otherwise presented proof of his identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of September, 2025


Notary Public

My Commission Expires:

March 26, 2029

