

Charles N Zanaty
1620 Lakewood Dr
Vestavia, AL 35216

Charles N Zanaty, Trustee
1620 Lakewood Dr
Vestavia, AL 35216

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms of the Last Will and Testament of Carole A. Zanaty, deceased, the undersigned Grantor, Charles N. Zanaty, in his capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Charles N. Zanaty, and any successors, as Trustee of the Carole A. Zanaty Revocable Trust dated May 17, 2007 (hereinafter referred to as "Grantee" and said Grantee being the devisee pursuant to the terms of the said decedent's Will, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference

SOURCE OF TITLE: PID # 30-1-12-0-001-004.009

Property Addresses: 1001 Northriver Dr, Shelby AL 35143

SOURCE OF TITLE: PID # 30-1-12-0-001-003.001

Waterfront Vacant / 931 2.76 Acres

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.



20250918000286680 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/18/2025 09:20:11 AM FILED/CERT

This conveyance is made subject to the following:

- The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
- Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
- All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

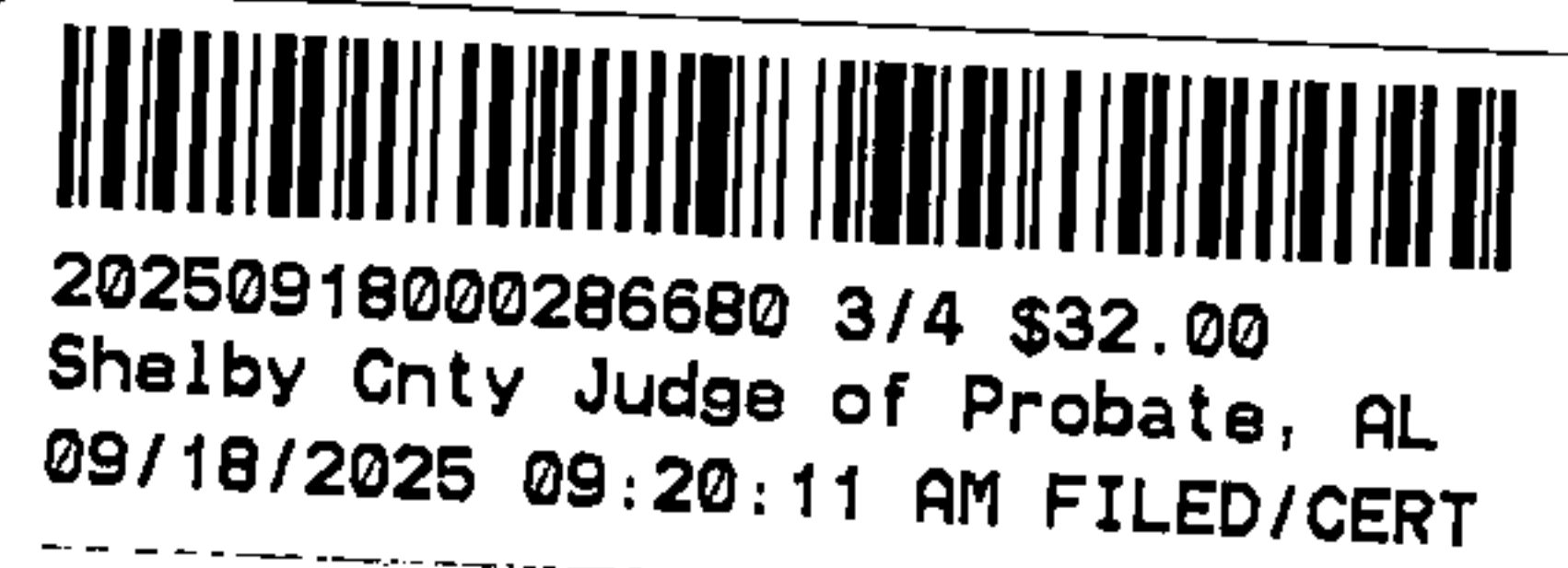
No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Granter other than that the Granter has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Granter.

The said decedent's Will dated May 17, 2007 was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 196919. Said Court issued Letters Testamentary to the Personal Representative on June 27, 2007.

This instrument is executed by the Granter solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Granter in his individual capacity, and the liability of the Granter is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on

September 15TH 2025



Charles N. Zanaty as Personal Representative
of the Estate of Carole A. Zanaty, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Charles N. Zanaty, whose name as Personal Representative of the Estate of Carole A. Zanaty, deceased, 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, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on September 15 2025

A handwritten signature in cursive script, reading "Leigh Allison Appleton", written over a horizontal line.

Notary Public

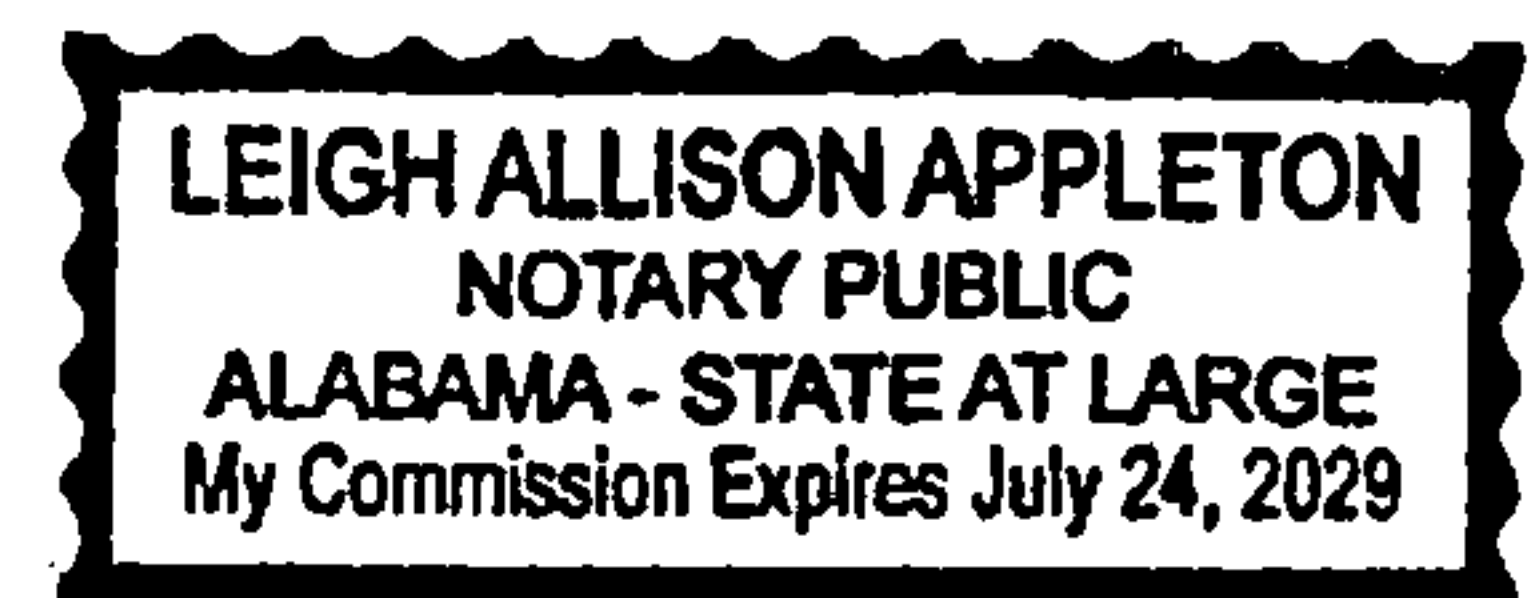
The name "Leigh Allison Appleton" printed in a standard serif font, positioned below the signature line.

Printed Name

My Commission Expires 7/24/2029

EXHIBIT "A"

Legal Description of Properties



1001 Northriver Dr, Shelby AL 35143

- COM SW COR SE1/4 NE1/4 N263.79 TO POB CONT N381.67 SE407.43
SWLY343.12 TO POB

Plat Book: 00 / Plat Page: 000

Census Tract: 030704 / Block: 3022

Lat: 33.132855 Lon: -86.487312

Waterfront Vacant / 931 2.76 Acres

ALL SW1/4 NE1/4 LYING SE OF LAY LAKE SEC12 T22S R1E 335' 375'(S)
X 717.20' IRR 2.76 AC(C)DB323 PG210 11/1979 DB339 PG99 3/12/82

Plat Book: 00 / Plat Page: 000

Census Tract: 030704 / Block: 3022

Real Estate Sales Validation Form



20250918000286680 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/18/2025 09:20:11 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name
Mailing Address

Carole A. Zanaty
1620 Lakewood Dr.
Vestavia AL 35216

Grantee's Name
Mailing Address

Charles N. Zanaty, Sr
1620 Lakewood Drive
Vestavia AL 35216

Property Address

1001 Northriver Dr.
Shelby AL 35143

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

76,180

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

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

9/18/2025

Unattested

(verified by)

Print

Charles N. Zanaty

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1