

**This instrument prepared by:**  
Melinda M. Mathews, Esq.  
Dentons Sirote PC  
2311 Highland Avenue South  
Birmingham, Alabama 35205


**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF  
THE LAST WILL AND TESTAMENT OF PATRICIA RAY MIZE, A/K/A PATRICIA R. MIZE,  
DECEASED, ADMITTED TO PROBATE IN THE PROBATE COURT OF SHELBY COUNTY,  
ALABAMA, AS CASE NO. PR-2024-001264.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND  
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**SOURCE OF TITLE: Instrument #20101020000350240**

STATE OF ALABAMA	)	Send Tax Notice to:
	)	Kimberly Mize Colvert, Trustee
COUNTY OF SHELBY	)	3020 Brook Highland Drive
		Birmingham, AL 35242

**PERSONAL REPRESENTATIVE DEED**

 **KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 29<sup>th</sup> day of September, 2025, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**KIMBERLY MIZE COLVERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
PATRICIA RAY MIZE, A/K/A PATRICIA R. MIZE, DECEASED, PROBATE COURT OF  
SHELBY COUNTY, ALABAMA, CASE NO. PR-2024-001264**

(hereinafter referred to as “Grantor”), in hand paid by

**KIMBERLY MIZE COLVERT, TRUSTEE OF THE GST EXEMPT TRUST ESTATE UNDER  
THE WILL OF PATRICIA RAY MIZE DATED FEBRUARY 1, 2019**

(hereinafter referred to as “Grantee”), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of Grantor’s right, title and interest in and to the following described real property situated in Shelby County, Alabama [herein sometimes referred to as the “Property”], to-wit:

**See Exhibit A attached hereto and incorporated herein**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee and to Grantee's successors and assigns, in fee simple forever.

**NOTES:**

1. On or about October 2, 2024, Patricia Ray Mize, a/k/a Patricia R. Mize (the "Decedent"), an unmarried woman, died, and, at the time of her death, solely owned the Property being conveyed hereby.
2. Following the death of the Decedent, her Last Will and Testament executed February 1, 2019 (the "**Decedent's Will**"), was duly admitted to probate in the Probate Court of Shelby County, Alabama, as Case No. PR-2024-001264, and pursuant to Letters Testamentary issued in said case on October 23, 2024, and attached hereto as Exhibit B, Kimberly Mize Colvert was appointed as Personal Representative of the Decedent's probate estate (the "**Decedent's Estate**") and continues to serve in said capacity as of the date of execution of this Deed.
3. Pursuant to the terms of the Decedent's Will, upon the death of the Decedent, all of the residue of the Decedent's Estate, of which the Property being conveyed hereby forms a part, was devised to the trustee then serving of the trust under the Decedent's Will.
4. This instrument is being executed by the undersigned solely in her fiduciary capacity as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in her individual capacity, and the undersigned expressly limits her liability hereunder solely to the property now or hereafter held by her as Personal Representative of the Decedent's Estate.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:		Grantee's Name and Mailing Address:	
Kimberly Mize Colvert, Personal Representative of the Estate of Patricia Ray Mize, a/k/a Patricia R. Mize, deceased  3020 Brook Highland Drive Birmingham, AL 35242		Kimberly Mize Colvert, Trustee of the GST Exempt Trust Estate under the Will of Patricia Ray Mize dated February 1, 2019  3020 Brook Highland Drive Birmingham, AL 35242	
Property Address:		940 Rock Creek Road Sterrett, AL 35147	
Parcel ID:		07-4-18-0-000-051.005	
Date of Conveyance:		<u>9/29</u> , 2025	
Total Market Value:		\$158,990.00	
The Total Market Value can be verified in:		<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____	

[Signature appears on following page.]

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal effective as of the date first above written.

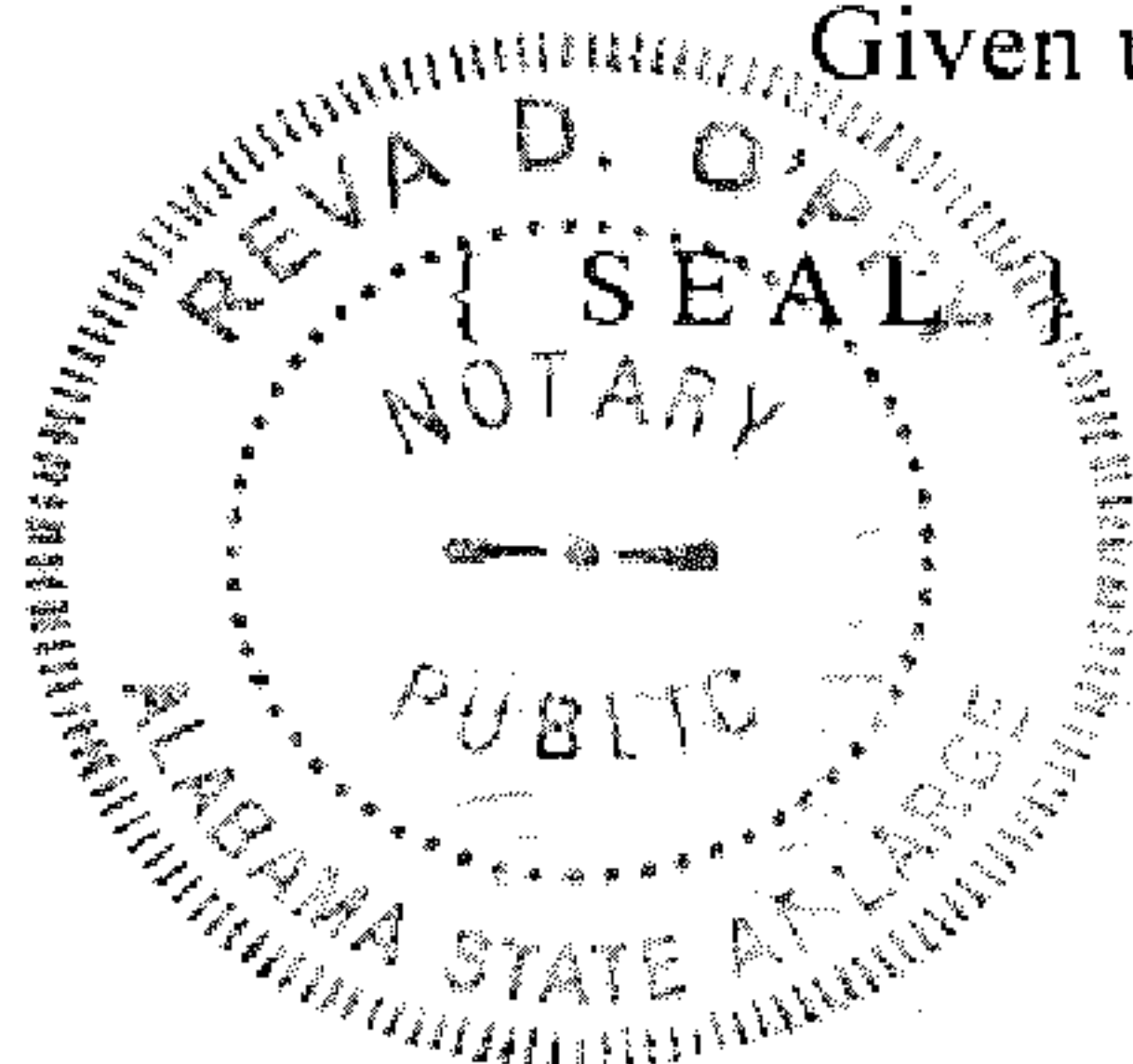
Grantor:

Kimberly Mize Colvert  
Kimberly Mize Colvert, Personal Representative of  
the Estate of Patricia Ray Mize, a/k/a Patricia R. Mize,  
Deceased

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Kimberly Mize Colvert, whose name as Personal Representative of the Estate of Patricia Ray Mize, a/k/a Patricia R. Mize, 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 such conveyance, she, in her fiduciary capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of September, 2025.



Reva D. O'Prey  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 21, 2026



**Exhibit A**

A parcel of land lying in the Southwest Quarter of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follow:

Commence at a 1" open top pipe found marking the southwest corner of said Section 18; thence S 87°13'45" E along the south line of said Section 18 a distance of 882.91 feet to a 5/8" capped rebar set (SMW 627 LS) and the Point of Beginning; thence N 20°34'06" W a distance of 681.10 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 00°00'00" W a distance of 780.00 feet to the centerline of a creek; thence along the centerline of said creek the following courses and distances: N 76°16'32" E a distance of 28.85 feet;

thence N 41°54'21" E a distance of 36.22 feet; thence N 04°21'01" W a distance of 18.80 feet; thence N 18°06'06" E a distance of 10.43 feet; thence N 72°45'01" E a distance of 33.40 feet; thence S 61°12'12" E a distance of 59.54 feet; thence N 87°55'05" E a distance of 79.49 feet; thence N 43°10'21" E a distance of 48.37 feet; thence N 75°01'52" E a distance of 52.66 feet; thence N 74°20'31" E a distance of 58.59 feet; thence S 79°05'45" E a distance of 17.79 feet; thence S 53°16'24" E a distance of 9.50 feet; thence S 41°54'47" E a distance of 18.82 feet; thence N 81°21'29" E a distance of 1.98 feet; thence S 88°32'46" E a distance of 20.35 feet; thence S 56°08'14" E a distance of 42.29 feet; thence N 55°15'56" E a distance of 31.23 feet; thence S 72°45'50" E a distance of 20.53 feet; thence S 47°03'22" W a distance of 13.86 feet; thence S 57°15'28" E a distance of 22.29 feet; thence S 16°48'28" E a distance of 17.45 feet; thence S 46°32'01" E a distance of 24.17 feet; thence S 02°09'10" W a distance of 27.67 feet; thence N 83°26'42" E a distance of 66.91 feet; thence S 84°17'45" E a distance of 74.09 feet; thence departing the centerline of said creek S 01°19'22" W a distance of 88.63 feet to a 3" capped pipe found marking the northeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence S 01°12'44" W a distance of 1342.62 feet to a 1/2" rebar found marking the southeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence N 87°13'45" W along the south line of said Section 18 a distance of 399.36 feet to the Point of Beginning. Said described parcel of land contains 20.41 acres, more or less.

Together with easement set forth in Instrument Number 20101020000350230, Probate Office of Shelby County, Alabama.

Also together with:

**EXISTING INGRESS/EGRESS & UTILITY EASEMENT "A"**

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 of Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence S 02°52'53" W a distance of 1050.98 feet to a point; thence S 86°57'34" E a distance of 49.90 feet to a point; thence S 03°23'29" W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way N 79°48'37" W a distance of 100.27 feet; thence leaving said right-of-way N 03°22'32" E a distance of 1280.03 feet to a point; thence N 02°52'30" E a distance of 1051.46 feet to a 1/2" open top found in place at the southwest corner of the SE 1/4 of Section 13; thence N 2°09'45" W along the west line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence S 74°20'51" E along said centerline 55.03 feet to a point; thence S 00°04'59" W a distance of 63.94 feet to the Point of Beginning. Said above described easement contains 4.2 acres, more or less.

Also together with:

**INGRESS/EGRESS & UTILITY EASEMENT "B"**

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found; thence N 00°04'59" E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 89°55'01" E a distance of 151.87 feet to a point; thence N 42°44'37" E a distance of 99.53 feet to a point; thence N 62°02'29" E a distance of 251.31 feet to a point; thence N 53°47'07" E a distance of 181.06 feet to a point; thence N 45°10'41" E a distance of 229.78 feet to a point; thence N 33°15'26" E a distance of 85.00 feet to a point; thence N 34°59'01" E a distance of 105.62 feet to a point; thence N 52°09'05" E a distance of 65.55 feet to a point; thence N 76°13'00" E a distance of 97.03 feet to a point; thence N 37°09'15" E a distance of 149.46 feet to a point; thence N 42°30'04" E a distance of 116.85 feet to a point; thence N 53°00'17" E a distance of 189.48 feet to a point; thence N 64°36'47" E a distance of 288.93 feet to a point; thence N 67°59'49" E a distance of 336.73 feet to a point; thence N 80°23'44" E a distance of 93.78 feet to a point; thence S 82°47'47" E a distance of 68.78 feet to a point; thence S 63°26'42" E a distance of 129.14 feet to a point; thence N 88°39'43" E a distance of 50.21 feet to a point; thence S 81°24'47" E a distance of 79.01 feet to a point; thence N 56°47'35" E a distance of 43.76 feet to a point; thence N 26°26'46" E a distance of 75.78 feet to a point; thence N 10°01'16" E a distance of 12.99 feet to the Point of Ending. Said above described easement contain 3.33 acres, more or less, and is for Ingress/Egress and Utility purposes.

**NOTE:** The above easements are non-exclusive.

**Exhibit B**

**LETTERS TESTAMENTARY**

**THE STATE OF ALABAMA  
COURT OF PROBATE**

**SHELBY COUNTY  
CASE NO. PR-2024-001284**

The Will of **PATRICIA RAY MIZE**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **KIMBERLY MIZE COLVERT**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-8-76 (1975, as amended), the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under Ala. Code, §43-2-843 (1975, as amended), unless expressly modified in the Will and subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

Witness my hand and dated this 23rd day of October, 2024.

*Allison S. Boyd*

**ALLISON S. BOYD  
JUDGE OF PROBATE**

**THE STATE OF ALABAMA  
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **KIMBERLY MIZE COLVERT**, as Personal Representative(s) of the Will of **PATRICIA RAY MIZE**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 24th day of October, 2024.

*Kimberly A. Melton*

**CHIEF CLERK**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/29/2025 02:23:33 PM  
\$41.00 BRITTANI  
20250929000297730

*Allison S. Boyd*