

Send Tax Notice To:

Ms. Debbie Venable
701 Mostelers Drive
Shelby, AL 35413

This instrument prepared by:

Ellis, Head, Owens & Justice
Attorneys at Law
Columbiana, Alabama 35051


20251010000313940 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/10/2025 03:27:39 PM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Willie Jean Johnson died testate on or about March 4, 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 a Decree Admitting Will to Probate & Granting Letters Testamentary on February 3, 2025, and issued Letters Testamentary on said date to Debbie Venable in Case No. PR-2024-000593, and

WHEREAS, Debbie Venable was duly and properly appointed as Personal Representative of the Estate of Willie Jean Johnson, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Willie Jean Johnson, deceased, and

WHEREAS, the said Debbie Venable has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Willie Jean Johnson, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2024-000593, and

WHEREAS, Vernon Dewey Johnson, the husband of Willie Jean Johnson, deceased, died on or about March 13, 1985, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of Willie Jean Johnson, deceased.

NOW, THEREFORE, pursuant to the Last Will and Testament of Willie Jean Johnson, 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 Grantee, the receipt whereof is hereby acknowledged, I, the undersigned Debbie Venable, as Personal Representative of the Estate of Willie Jean Johnson, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto Debbie Venable (herein referred to as Grantee),

the following described real property, situated in Shelby County, Alabama, to-wit:

**SEE PARCEL 2 IN THE LEGAL DESCRIPTION
AND SURVEY ATTACHED HERETO AS EXHIBITS "A" AND "B"**

SUBJECT TO easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD to the said Grantee, Debbie Venable, her heirs and assigns forever.

And I do, as Personal Representative of the Estate of Willie Jean Johnson, deceased, covenant with the said Grantee, her heirs and assigns, 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 10th day of October, 2025.

ESTATE OF WILLIE JEAN JOHNSON, deceased

By: Debbie Venable

Debbie Venable, Personal Representative of the Estate of Willie Jean Johnson, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Debbie Venable, whose name as Personal Representative of the Estate of Willie Jean Johnson, 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 10th day of October, 2025.



Notary Public

My commission Expires: 1/21/29

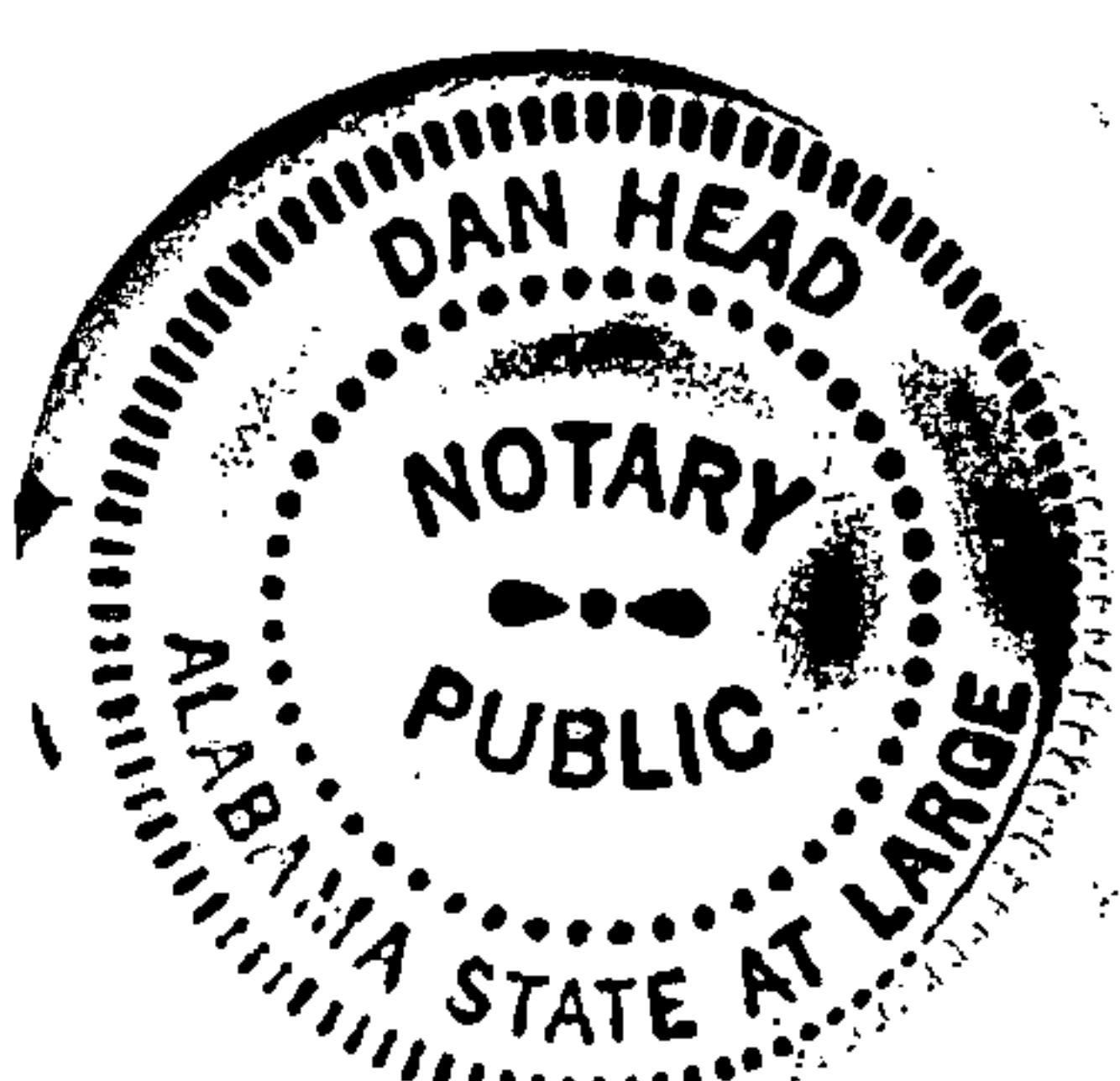


Exhibit A



20251010000313940 3/5 \$35.00
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STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Parcel 1

BEGIN at the NE Corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°21'01"W a distance of 1184.23' to the Northerly R.O.W. line of Shelby County Highway 62; thence S77°43'42"W and along said R.O.W. line a distance of 623.83'; thence N06°11'45"W and leaving said R.O.W. line a distance of 1319.90'; thence N89°41'03"E a distance of 779.94' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.

Parcel 2

BEGIN at the NW Corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°41'03"E a distance of 569.06'; thence S06°11'45"E a distance of 1319.90' to the Northerly R.O.W. line of Shelby County Highway 62; thence S77°43'42"W and along said R.O.W. line a distance of 50.00'; thence N23°04'43"W and leaving said R.O.W. line a distance of 149.83'; thence S76°04'07"W a distance of 250.27'; thence S23°08'24"E a distance of 149.42' to the Northerly R.O.W. line of Shelby County Highway 62, to a curve to the left, having a radius of 5740.00', subtended by a chord bearing of S74°21'49"W, and a chord distance of 49.25'; thence along the arc of said curve and along said R.O.W. line a distance of 49.25'; thence S73°52'16"W and along said R.O.W. line a distance of 392.04'; thence N00°09'54"E and leaving said R.O.W. line a distance of 1501.70' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0281 E, Zone 'X' and Zone 'A', dated February 20, 2013.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of September 3, 2025


Rodney Shiflett Al. Reg. #21784



Real Estate Sales Validation Form

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

20251010000313940 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name
Mailing Address

Debbie Venable
701 Mostellers Drive
Shelby, AL 35413

Grantee's Name
Mailing Address

Debbie Venable
701 Mostellers Drive
Shelby, AL 35413

Property Address

191 Winding Trail
Harpersville, AL 35078

Date of Sale

10/10/25

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value

\$ 111,070

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 1/2 assessor's current market value

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 10/10/25

Print

Sign

Debbie Venable

Debbie Venable

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

