



20251021000323080 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/21/2025 11:49:57 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
McInerney Law, LLC
4553 Pine Tree Circle, 240
Birmingham, Alabama 35243
(205) 837-4900

Send tax notice to:

Angela R. Ryan
2710 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA
SHELBY COUNTY

Mark+Value: \$221,420.00

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Angela R. Ryan**, as Personal Representative of the Estate of **Doris Estell, Deceased**, **Shelby County Probate Court Case No. PR-2024-001719**, hereinafter referred to as "Grantor," does hereby grant, convey and warrant said property to **Matthew Lane Hill**, a married man, and **Pamela K. Dumas**, a married woman, collectively hereinafter referred to as "Grantee."

RECITALS

WHEREAS, **Doris Estell** (the "Decedent") died testate on or about July 18, 2024, and her Last Will and Testament (the "Will") was admitted to the Probate Court Shelby County, Alabama, Case No. PR-2024-001719, and **Angela R. Ryan**, her daughter, was appointed as Personal Representative;

WHEREAS, all debts of the Decedent and all legal charges against the Estate have been paid;

WHEREAS, the decedent died the owner of the real property described herein, which is hereby conveyed to the Grantee by the Personal Representative in accordance with the "Third" provision of her Will, the Grantee representing the devisees of all property under the Will.

NOW, THEREFORE, in consideration of these premises and for other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Grantor in her capacity as Personal Representative, does hereby remise, release, quitclaim and convey to the Grantee, any and all of the Grantor's right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

A part of the NE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 7, Township 20 South, Range 2 West, Shelby County, Alabama. Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the South line of said quarter - quarter section a distance of 463.52 feet to a point; thence turn 139 deg. 21 min. 38 sec. right and run Northeasterly 8.51 feet to a point; thence turn 137 deg. 14 min. 20 sec. left and run Westerly 303.21 feet to a point; thence turn 85 deg. 18 min. 21 sec. right and run Northerly 90.38 feet to the point of beginning of the property, Parcel No. 1, being described; thence continue along last described course 230.63 feet to a point; thence turn 87 deg. 24 min. 14 sec. left and run Westerly 476.77 feet to a point on the Easterly right of way line of Shelby County Road No. 35 in a curve to the left; thence turn 86 deg. 50 min. 48 sec. left to chord and run Southerly along the chord of said road curve a chord distance of 230.74 feet to a point; thence turn 93 deg. 09 min. 11 sec. left from chord and run Easterly 499.91 feet to the point of beginning, containing 2.61 acres and marked on the corners with steel pins or pipes.

Subject to:

1. Ad valorem taxes for the current year and subsequent years.
2. Mineral and mining rights and other privileges and immunities relating thereto if any.
3. Easements, restrictions, rights of way and building lines of record.

Being the same property described in the survey prepared by Joseph E. Conn, Jr., A.P.L.S. #9049 dated the 6th day of May 1992. Also being the same property described with the property address of 2710 Highway 35, Pelham, Alabama 35124.

Being the same property conveyed to the decedent via a Warranty Deed on June 24, 1992 and recorded in Instrument Number 1992-13682 on July 10, 1992, with a Scrivener's Affidavit being recorded on January 30, 2012, recorded on February 8, 2012 in Instrument Number 20120208000048020, and being the same property corrected in the Warranty Deed "Corrective" dated January 30, 2012 recorded on February 8, 2012 in Instrument Number 20120208000048030.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 21 day of October, 2025.

Angela R. Ryan (SEAL)
Angela R. Ryan, as Personal Representative of the
Estate of Doris Estell, Deceased



20251021000323080 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/21/2025 11:49:57 AM FILED/CERT

STATE OF ALABAMA

)

)

ACKNOWLEDGMENT

)

COUNTY OF SHELBY

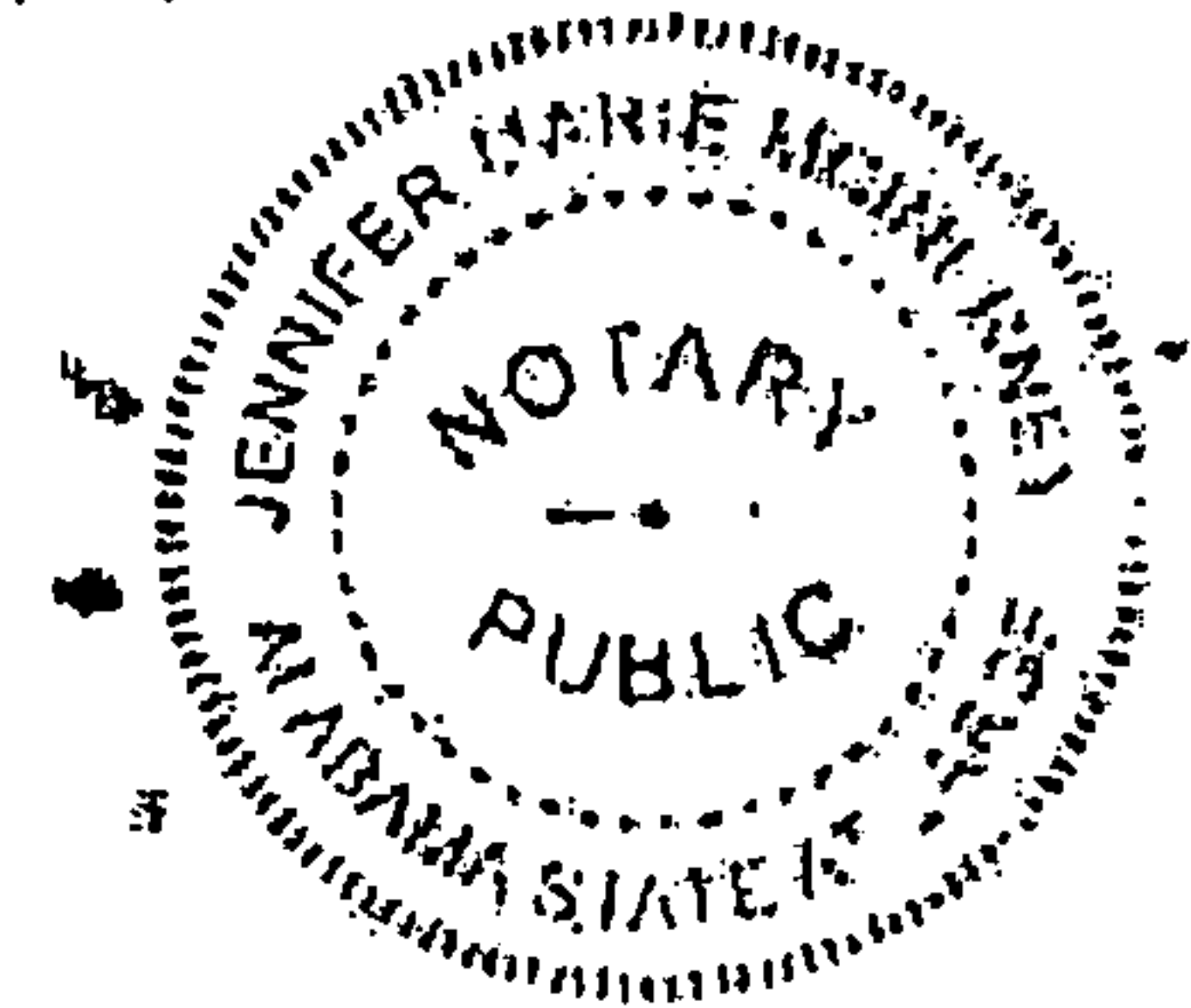
I, Jennifer McInerney, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Angela R. Ryan, Personal Representative, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of Doris Estell, on the day the same bears date. Given under my hand this 21 day of October, 2025.

Signature of Notary Public

My Commission expires: 2/7/28

Grantee's Addresses:

Angela R. Ryan
2710 Highway 35
Pelham, AL 35124



20251021000323080 10/21/2025

20251021000323080 4/4 \$32.00
 Shelby Cnty Judge of Probate, AL
 10/21/2025 11:49:57 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Angela Ryan, PR Estate Grantee's Name Matthew Hill & Pamela Dumas
 Mailing Address 2710 Hwy 35 Mailing Address 2710 Hwy 35
Peiham, AL 35124 Peiham, AL 35124

Property Address 2710 Hwy 35 Date of Sale 10/21/2025
Peiham, AL 35124 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 Inheritance

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 10/21/2025Print Jennifer McInerney

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/21/2025 11:49:57 AM
 PAYGE
 20251021000323080

Alex S. Bayl