

This instrument prepared by:
Blue Peak Property & Investments Inc
680 N Lake Shore Dr, Suite 110-2451
Chicago IL 60611
Send Tax Notice To:
David A. Lawrence
45 Autumn Lane Montevallo, AL 35115

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Pamela Ann Hunter died testate on or about December 28, 2021, 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 and filed a Decree Admitting Will to Probate & Granting Letters Testamentary on November 17, 2025, and issued Letters Testamentary on said date to **David A. Lawrence** in Case No. **PR-2025-003380**, and

WHEREAS, David A. Lawrence was duly and properly appointed as Personal Representative of the Estate of Pamela Ann Hunter, deceased, and is acting in such capacity, and

WHEREAS, no Claims have been filed in the Estate of Pamela Ann Hunter, deceased, and

WHEREAS, the said **David A. Lawrence** has the right and authority to execute this conveyance pursuant to the Last Will and Testament of Pamela Ann Hunter, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2025-003380, and

WHEREAS, this deed is to satisfy the devises and requirements of the Last Will and Testament of Pamela Ann Hunter, deceased, and is in accordance with the family agreement of all devisees.

NOW, THEREFORE, pursuant to the Last Will and Testament of Pamela Ann Hunter, 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 **David A. Lawrence**, as Personal Representative of the Estate of Pamela Ann Hunter, deceased (herein referred to as Grantor), do grant, bargain, sell and convey unto **David A. Lawrence** (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to-wit:

Property Address: 45 Autumn Lane, Montevallo, Alabama 35115

Parcel I:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence west along said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 668.80'; thence a deflection angle to the left of 91 degrees 19' 21" for a distance 462.75' to the Point of Beginning; thence a deflection angle of 90 degrees to the left for a distance of 220.41'; thence a deflection angle of 90 degrees 02' 04" to the right for a distance of 240.00'; thence a deflection angle to the right of 89 degrees 57' 56" for a distance 220.20'; thence a deflection angle to the right of 90 degrees for a distance of 240.00 to the Point of Beginning.

Parcel II:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence west along said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 668.80'; thence a deflection angle to the left of 91 degrees 19' 21" for a distance of 702.75' to the Point of Beginning; thence a deflection angle left of 90 degrees for a distance of 220.20'; thence a deflection angle right of 90 degrees 02' 04" for a distance of 155.54' to the North Right-of-Way of Shelby County Rd. 22; thence a deflection angle to the right of 60 degrees 26' 51" for a distance of 37.02' along said county Right-of-Way to the beginning of a curve to the right having a radius of 2440.75' and a Central Angle of 4 degrees 57' 22" for a chord distance of 211.13'; thence a deflection angle to the right of 114 degrees 34' 43" for a distance of 259.92' to the Point of Beginning.

As conveyed to Pamela M. Hunter by Warranty Deed from Franklin D. Hunter and wife, Pamela M. Hunter, dated March 17, 2009, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Also, all right, title, interest or authority of the Estate, if any, in and to easements for ingress, egress, right of way and utility use, including that part of Autumn Lane, in which the Grantor has any right, title, interest or authority thereto, as shown on the plat or map of record.

Also, any existing water line, and access thereto, servicing and connecting to Grantee's property, and which crosses and is located on adjacent property.

TO HAVE AND TO HOLD to the said Grantee, **David A. Lawrence**, his heirs and assigns forever.

And I do, as Personal Representative of the Estate of Pamela Ann Hunter, deceased, covenant with the said Grantee, his heirs and assigns forever, 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 18th day of November, 2025.

ESTATE OF PAMELA ANN HUNTER, deceased

By: David A. Lawrence
David A. Lawrence, Personal Representative
of the Estate of Pamela Ann Hunter, deceased

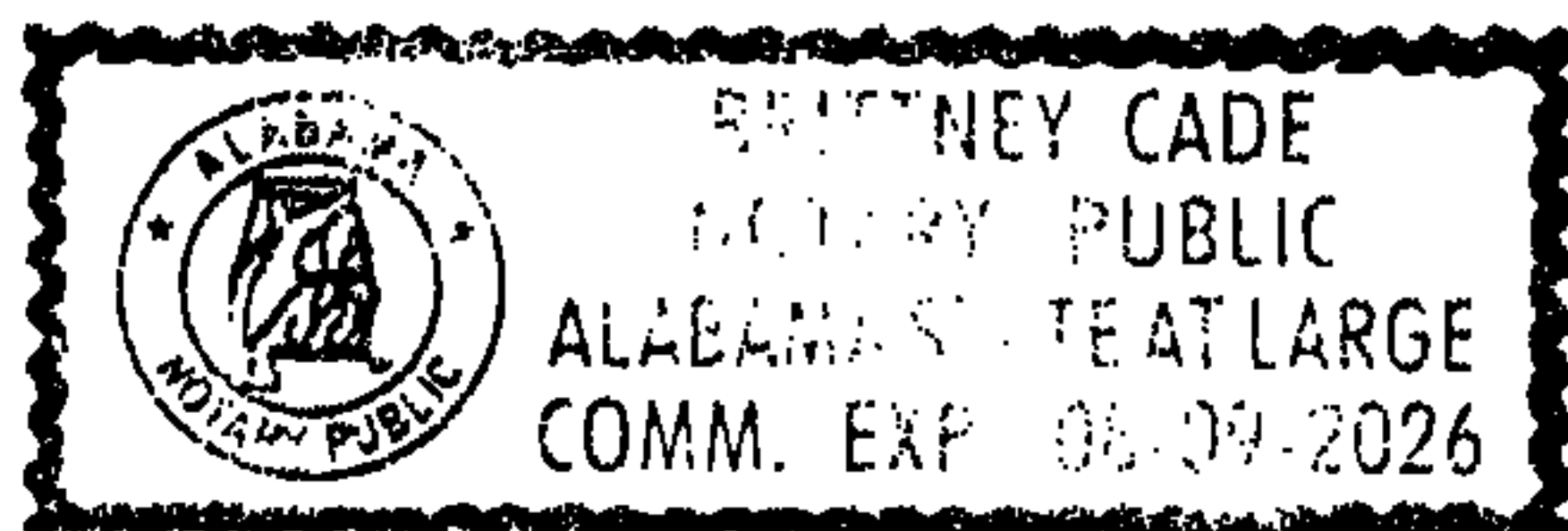
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **David A. Lawrence**, whose name as Personal Representative of the Estate of Pamela Ann Hunter, 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, he, in his 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 18th day of November, 2025.

Brittney Cade
Notary Public

My commission Expires: 08/09/2026



Allen S. Bayal

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

Form RT-1