



20251201000366760 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/01/2025 02:09:48 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Christopher S. Hamer, Esq.
Hand Arendall Harrison Sale, LLC
1801 Fifth Avenue North, Ste. 400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Kelly Carter Reid, as Personal
Representative of the Estate of
Ricky Allen Carter, deceased.
228 Oak Forest Dr.
Pelham, Alabama 35124

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

THIS PERSONAL REPRESENTATIVE'S DEED was executed and delivered this the 2nd day of September, 2025 by TAMMY D. CALDWELL, as Personal Representative of the ESTATE OF WILLIAM ALLEN CARTER, deceased (the "*Estate*"), in the Circuit Court of Shelby County, Alabama, Case No.: 58-CV-2021-900038 to KELLY CARTER REID, as Personal Representative of the ESTATE OF RICKY ALLEN CARTER, deceased in the Probate Court of Shelby County, Alabama, Case No.: PR-2024-001928 (herein referred to as "*Grantee*").

RECITALS:

WHEREAS, William Allen Carter (the "*Decedent*") died intestate on or about July 4, 2020 and Tammy D. Caldwell was duly appointed as Personal Representative of the Estate by the Probate Court of Shelby County, Alabama, Case No.: PR-2020-000680;

WHEREAS, the Estate was removed to the Circuit Court of Shelby County, Alabama on or about February 9, 2021, in Case No.: 58-CV-2021-900038;

WHEREAS, the Decedent was the owner of the real property described herein at his death, which is conveyed hereby to the Grantee by the Personal Representative, the Grantee herein constituting the Personal Representative of the estate for one of the decedent's heirs-at-law. **This instrument is executed for a nominal consideration for the purpose of perfecting the title to the real property described herein;**

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

NOW, THEREFORE, in consideration of these premises, and for other good and valuable consideration, the receipt and sufficiency of which 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, interest and claim in or to the following described properties in Shelby County, Alabama, to-wit:

See **EXHIBIT A** attached hereto and incorporated herein by reference.

Subject to all taxes, easements, mortgages, liens, encumbrances, restrictions, and rights of way of record.

The above property does not constitute any part of the homestead of the Grantor or the Grantor's spouse.



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IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting her signature hereto this the 2nd day of September, 2025.

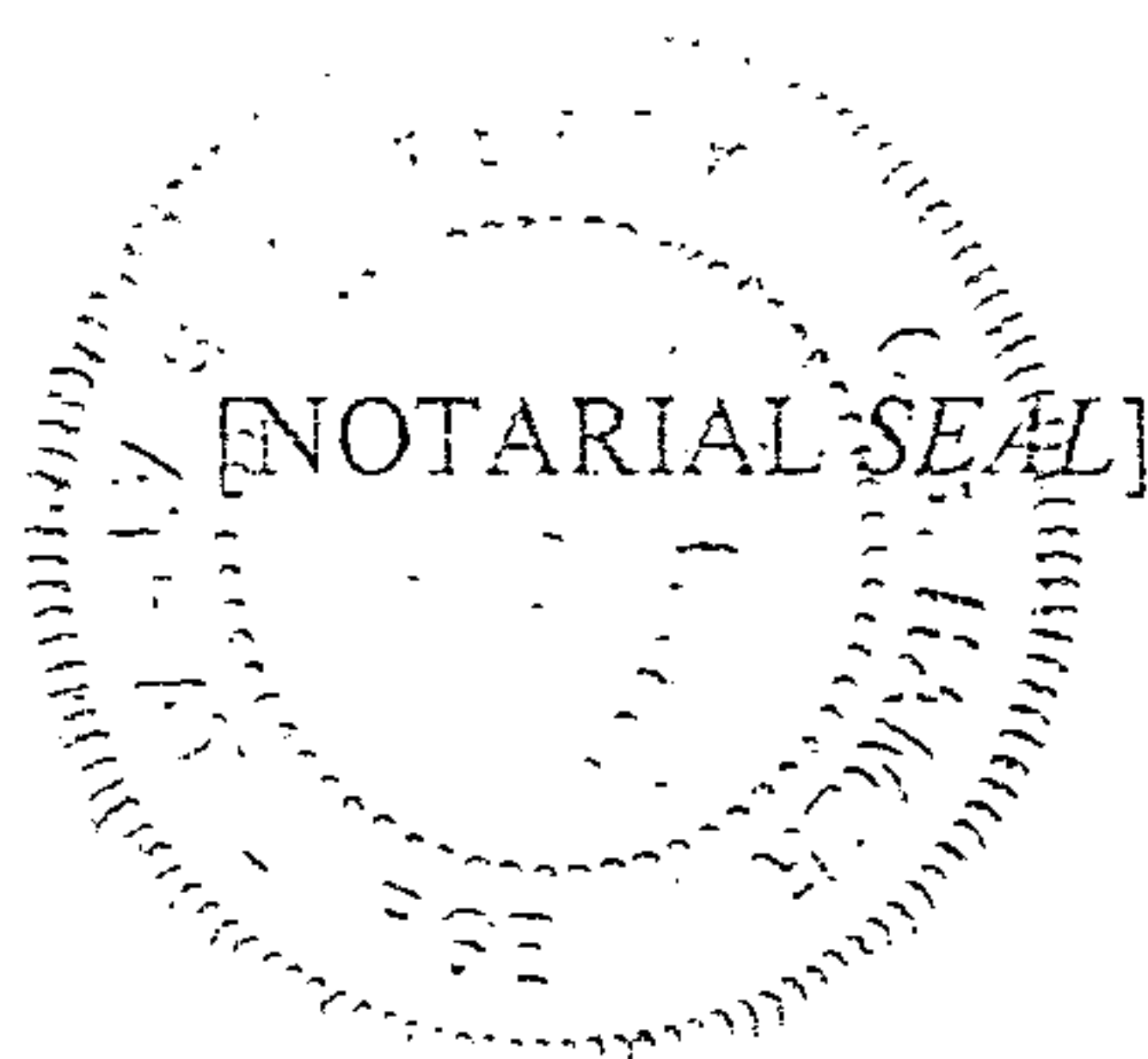
TAMMY D. CALDWELL, as
Personal Representative of the
Estate of William Allen Carter, deceased.

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **TAMMY D. CALDWELL**, as **Personal Representative** of the **ESTATE OF WILLIAM ALLEN CARTER, deceased**, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily in his capacity as such fiduciary on the day the same bears date.

Given under my hand and official seal this the 2nd day of September, 2025.



NOTARY PUBLIC

My Commission Expires: 1/27/29



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EXHIBIT A

Lot 6, according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111, Shelby County Records.



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TO HAVE AND TO HOLD unto said Grantee, and Grantee's heirs, successors, and assigns, forever.

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

Grantor's Name and Address: Tammy D. Caldwell, as Personal Representative of the Estate of William Allen Carter, deceased.
187 Sweetbay Drive
Maylene, AL 35114

Grantee's Name and Address: Kelly Carter Reid, as Personal Representative of the Estate of Ricky Allen Carter, deceased.
228 Oak Forest Dr.
Pelham, AL 35124

Property Address: 272 Oak Forest Trl.
Pelham, AL 35124
Parcel ID #:
14-5-16-0-000-004.008

Date of Sale: September 2, 2025

**EXECUTED FOR THE PURPOSE OF PERFECTING
THE TITLE TO REAL ESTATE**

**Purchase Price/
Actual Value
Claimed:**

~~\$381,800.00~~ 377,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
Property Report Card

This instrument is executed by the Grantor solely in her 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 Grantor in her individual capacity.

[Signature and Acknowledgement on following page.]