

**This instrument prepared by:**  
Tanya K. Shunnara, 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 HAROLD W. SKALKA, DECEASED,  
ADMITTED TO PROBATE IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA,  
AS CASE NO. PR-2025-00230.**

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

**SOURCE OF TITLE: Instrument # 20100907000287630**

Send Tax Notice to:  
Kirsten Faith Peterson  
220 Summerwood Lane  
Sterrett, AL 35147

STATE OF ALABAMA        )  
  )  
COUNTY OF SHELBY        )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 6<sup>th</sup> day of January, 2026, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**KIRSTEN FAITH PETERSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
HAROLD WALTER SKALKA, DECEASED, PROBATE COURT OF SHELBY COUNTY,  
ALABAMA, CASE NO. PR-2025-00230**

and

**KIRSTEN FAITH PETERSON, AS TRUSTEE OF THE THIRD RESTATEMENT OF HAROLD  
W. SKALKA REVOCABLE LIFE INSURANCE TRUST ORIGINALLY DATED APRIL 18,  
1989,**

(hereinafter collectively referred to as "**Grantors**"), in hand paid by the herein Grantee, the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto

**KIRSTEN FAITH PETERSON**, a married woman

(hereinafter referred to as “**Grantee**”), all of Grantors’ right, title and interest in and to the following described real property situated in Shelby County, Alabama, to-wit (the “**Property**”):

See Exhibit A attached hereto and incorporated herein by reference.

**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 Grantors in and to any and all roads, alleys and ways bounding said Property.

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

1. Taxes and assessments for the current and subsequent years 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 Grantors); 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 heirs and assigns, in fee simple forever. Grantors hereby covenant and agree with Grantee and Grantee’s heirs and assigns that the Grantors and Grantors’ successors and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

**NOTES:**

1. Harold Walter Skalka A/K/A Harold W. Skalka (the “**Decedent**”) died, an unmarried man, on or about April 27, 2025, while an inhabitant of the State of Alabama, and, at the time of his death, owned the Property being conveyed hereby.

2. Following the death of the Decedent, his Last Will and Testament executed May 17, 2021 (the “**Decedent’s Will**”), was duly admitted to probate in the Probate Court of Shelby County, Alabama, as Case No. PR-2025-00230, and pursuant to Letters Testamentary issued in said case on May 22, 2025, Kirsten Faith Peterson was appointed as Personal Representative of the Decedent’s probate estate (the “**Decedent’s Estate**”), and she continues to serve in said capacity as of the date of execution of this Deed.

3. At the time of Decedent's death, the Decedent owned the Property being conveyed hereby having been acquired pursuant to that certain deed conveying the Property to Barbara J. Skalka and the Decedent, Harold Walter Skalka, as joint tenants with the right of survivorship by deed from NTA Property Management, LLC dated June 2, 2010, and filed for record on September 7, 2010, as Instrument No. 201090700287630, in the Probate Office of Shelby County, Alabama, and the said Decedent having been the surviving grantee under said deed, his wife, Barbara J. Skalka, having died on or about January 12, 2016, as identified by a copy of her death certificate attached hereto as **Exhibit "B"** and their joint tenancy in the Property not having therefore been severed.

4. 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 (the "**Trustee**") then serving of the Third Restatement of Harold W. Skalka Revocable Life Insurance Trust Originally dated April 18, 1989 (the "**Trust Agreement**").

5. Pursuant to the terms of the Trust Agreement, upon the death of the Decedent, the Trustee of the Trust Agreement shall devise the Property to the Grantee herein.

6. The Property conveyed hereby has been and will continue to be the homestead of the Grantee.

7. The Grantors have agreed to jointly enter into this conveyance and, in lieu of making a distribution of the Property first by the Personal Representative of the Decedent's Estate to the Trustee of the Trust Agreement and then the subsequent distribution thereof by such Trustee to the Grantee herein, to distribute the Property directly to the Grantee as herein provided.

8. This instrument is being executed by the undersigned solely in their respective fiduciary capacities 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 their individual capacities, and the undersigned expressly limit their liability hereunder solely to the property now or hereafter held by them as Personal Representative of the Decedent's Estate and as Trustee of the Trust Agreement.

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

Grantors' Names and Mailing Addresses:	Grantee's Name and Mailing Address:
Kirsten Faith Peterson, as Personal Representative of the Estate of Harold Walter Skalka, deceased 220 Summerwood Lane Sterrett, AL 35147  Kirsten Faith Peterson, as Trustee of the Third Restatement of Harold W. Skalka Revocable Life Insurance Trust Originally Dated April 18, 1989 220 Summerwood Lane Sterrett, AL 35147	Kirsten Faith Peterson 220 Summerwood Lane Sterrett, AL 35147
Property Address:	220 Summerwood Lane Sterrett, AL 35147

Parcel ID:	04-6-24-0-000-002.000
Date of Conveyance:	January 6, 2026
Market Value:	\$369,650.00
The 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"/> _____

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals effective as of the date first above written.

Grantor:

*Kirsten Faith Peterson*

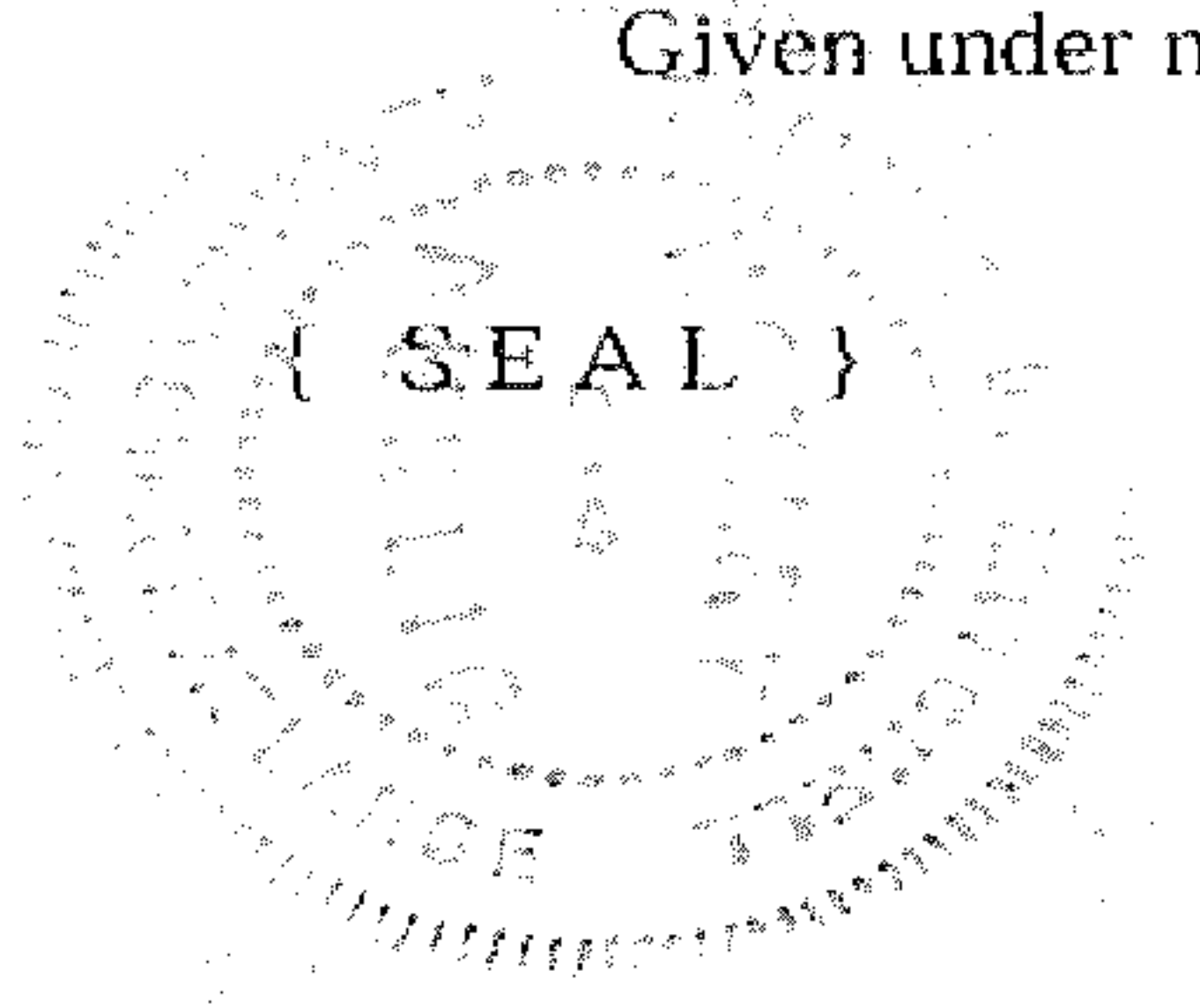
Kirsten Faith Peterson, as Personal Representative of the Estate of Harold Walter Skalka, Deceased

STATE OF ALABAMA )

COUNTY OF St. Clair )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Kirsten Faith Peterson, as Personal Representative of the Estate of Harold Walter Skalka, 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 6<sup>th</sup> day of January, 2026



Tammie D. Mitchell

Notary Public

My Commission Expires: 01/24/26

Grantor:

*Kirsten Faith Peterson*

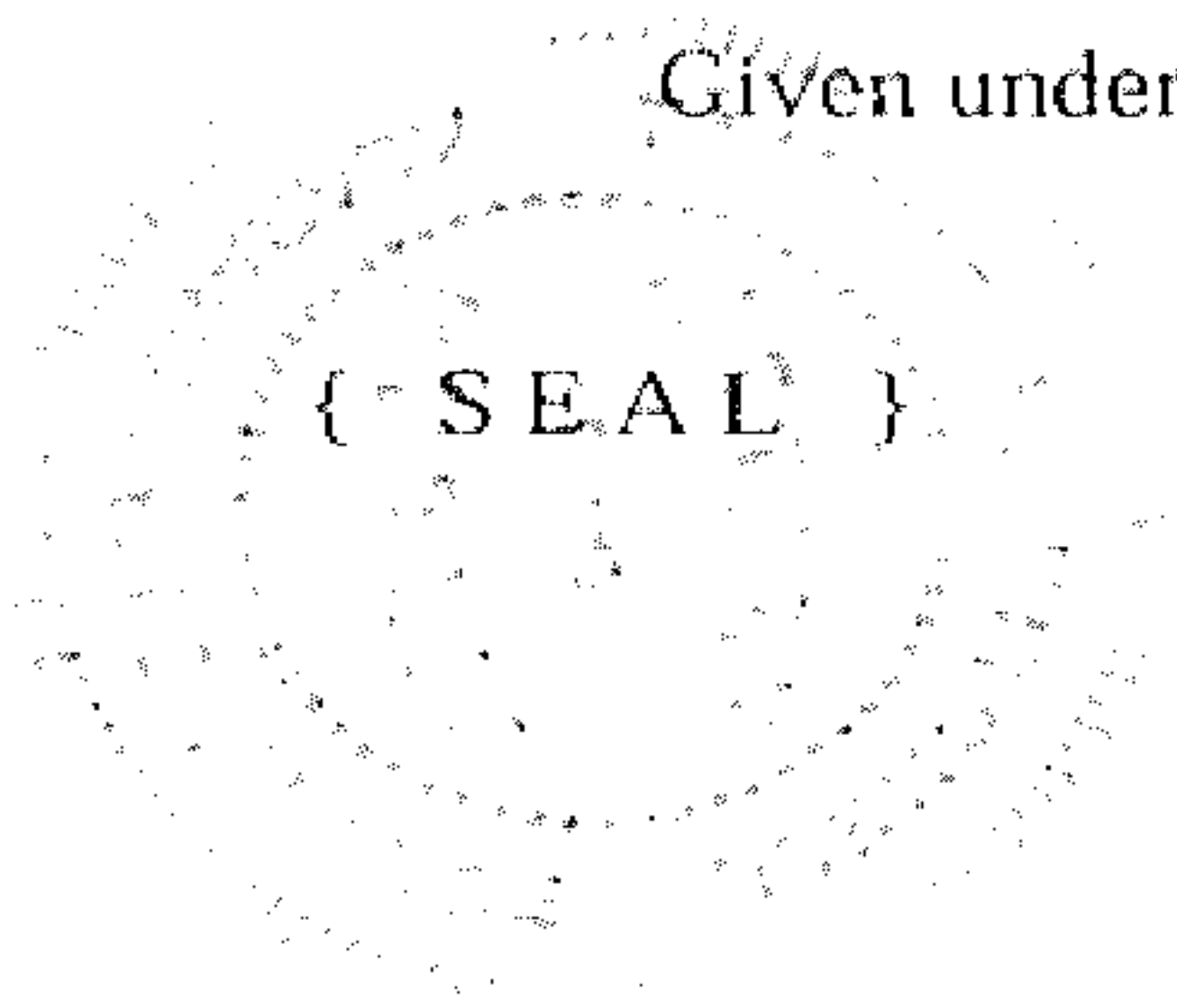
Kirsten Faith Peterson, as Trustee of the Harold W. Skalka Life Insurance Trust dated April 18, 1989

STATE OF ALABAMA )

COUNTY OF *St. Clair* )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Kirsten Faith Peterson, as Trustee of the Harold W. Skalka Life Insurance Trust dated April 18, 1989, as amended, 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 behalf of said trust on the day the same bears date.

Given under my hand and official seal this *6<sup>th</sup>* day of *January*, 202*6*



*Jammie D. Mitchell*  
Notary Public  
My Commission Expires: *01/24/26*

**Exhibit A****Legal Description****PARCEL A:**

Shelby Cnty Judge of Probate, AL  
05/22/1973 12 00 00 AM FILED/CERT

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section a distance of 669.76 feet to a point; thence turn a deflection angle of  $89^{\circ} 40'$  to the right and run in a Westerly direction a distance of 30.90 feet to the point of beginning; thence turn a deflection angle of  $12^{\circ} 46'$  to the left and run in a Southwesterly direction a distance of 130.03 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of  $52^{\circ} 22'$  and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of  $14^{\circ} 16'$  and a radius of 441.47 feet a distance of 109.93 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of  $54^{\circ} 29'$  and a radius of 233.46 feet a distance of 222.00 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 161.98 feet to a point; thence turn an interior angle of  $191^{\circ} 38'$  and run to the left in a Southwesterly direction a distance of 10.59 feet to a point on the South line of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 24; thence turn an interior angle of  $143^{\circ} 27'$  and run to the right in a Westerly direction along the South line of said  $1/4$   $1/4$  Section a distance of 543.41 feet to the Southwest corner of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 24; thence turn an interior angle of  $90^{\circ} 00'$  and run to the right in a Northerly direction along the West line of said  $1/4$   $1/4$  Section a distance of 680.00 feet to a point; thence turn an interior angle of  $90^{\circ} 00'$  and run to the right in an Easterly direction a distance of 1295.87 feet to the point of beginning; containing 13.64 acres. |

Together with an easement for ingress and egress dated May 21, 1973, from G. C. Stracner and wife, Mildred W. Stracner to Hoyt E. Henderson and wife, A. Lavada Henderson recorded in Book 280, Page 417, in the Office of the Judge of Probate of Shelby County, Alabama.

The undersigned grantors reserve for themselves, their heirs and assigns, a twenty foot access easement along the easterly boundary of the above parcel whose center line is more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 669.76 feet to a point; thence turn a deflection angle of  $89^{\circ} 40'$  to the right and run in a Westerly direction a distance of 76.15 feet to the point of beginning; thence turn a deflection angle of  $12^{\circ} 46'$  to the left and run in a Southwesterly direction a distance of 85.90 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of  $52^{\circ} 22'$  and a radius of 394.55 feet a distance of 360.61 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of  $14^{\circ} 16'$  and a radius of 451.47 feet a distance of 112.42 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of  $54^{\circ} 29'$  and a radius of 223.46 feet a distance of 212.49 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 163.00 feet to a point; thence turn a deflection angle of  $11^{\circ} 38'$  to the left and run in a Southwesterly direction a distance of 25.10 feet to the point of ending, said point being on the South line of the Northeast 1/4 of the Northeast 1/4 of Section 24, and lying 796.65 feet Westerly of the Southeast corner of said 1/4 1/4 Section; containing 0.49 acres.

The grantors further reserve an additional twenty foot access easement situated within and along the South boundary of the above described parcel being more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 18 South, Range 1 East, and run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 20.00 feet to a point; thence turn an interior angle of  $90^{\circ} 00'$  and run to the right in an Easterly direction a distance of 536.81 feet to a point; thence turn an interior angle of  $35^{\circ} 33'$  and run to the right in a Southwesterly direction a distance of 33.58 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of  $143^{\circ} 27'$  and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 509.85 feet to the point of beginning; containing

PARCEL 3:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 669.76 feet to the point of beginning; thence continue in a Southerly direction along the East line of said Section 24 a distance of 680.00 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of  $90^{\circ} 20'$  and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 779.86 feet to a point; thence turn an interior angle of  $35^{\circ} 33'$  and run to the right in a Northeasterly direction a distance of 10.59 feet to a point; thence turn an interior angle of  $162^{\circ} 22'$  and run to the right in a Northerly direction a distance of 161.98 feet to the P.C. of a curve; thence continue in an Easterly to Northeasterly direction along the arc of a curve to the left having a central angle of  $54^{\circ} 29'$  and a radius of 233.46 feet a distance of 222.00 feet to the point of reverse curve (PRC); thence continue in a Northeasterly direction along the arc of a curve to the right having a central angle of  $14^{\circ} 16'$  and a radius of 441.47 feet a distance of 109.93 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Northeasterly to Easterly direction along the arc of a curve to the right having a central angle of  $52^{\circ} 22'$  and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 130.03 feet to a point; thence turn an interior angle of  $167^{\circ} 14'$  and run to the right in an Easterly direction a distance of 30.90 feet to the point of beginning; containing 7.04 acres.

**Exhibit B**

**Barbara J. Skalka Death Certificate**

[See Attached]

**ALABAMA**  
**Center for Health Statistics**  
**ALABAMA CERTIFICATE OF DEATH** State Number **101 2016-01115**

1. DECEASED LEGAL NAME <b>Barbara Jean Skalka</b>		2. DATE AND TIME OF DEATH <b>Jan 12, 2016 2350</b>	
3. ALIAS NAME (IF ANY) <b>None Given</b>		4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH <b>Jefferson</b>	6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE <b>Birmingham, 35233</b>	7. PLACE OF DEATH <b>University of Alabama Hospital</b>	
8. SEX <b>Female</b>	9. LAST NAME PRIOR TO FIRST MARRIAGE <b>Herbert</b>	10. SERVED IN ARMED FORCES <b>No</b>	
11. AGE <b>73</b>	12. DATE OF BIRTH <b>Jun 18, 1942</b>	13. BIRTHPLACE (State or Foreign Country) <b>New York</b>	14. SOCIAL SECURITY NUMBER
15. MARITAL STATUS <b>Married</b>	16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE <b>Harold Skalka</b>	17. RESIDENCE STATE <b>Alabama</b>	
18. RESIDENCE COUNTY <b>Shelby</b>	19. CITY, TOWN OR LOCATION AND ZIP CODE <b>Sterrett, 35147</b>	20. STREET ADDRESS <b>181 Summerwood Lane</b>	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS <b>Harold Skalka, Husband, 181 Summerwood Lane, Sterrett, AL 35147</b>			
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE <b>Francis Herbert</b>		23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE <b>Joan Foley</b>	
24. DISPOSITION OF BODY <b>Cremation</b>	25. CEMETERY OR CREMATORY <b>Johns Ridouts Crematory</b>	26. LOCATION <b>Birmingham, Alabama</b>	
27. DATE OF DISPOSITION <b>Jan 16, 2016</b>	28. FUNERAL DIRECTOR <b>Gary Kendrick</b>	29. LICENSE NUMBER	30. DATE SIGNED <b>Jan 20, 2016</b>
31. FUNERAL HOME NAME AND ADDRESS <b>Kilgroe Funeral Home, Pell City, P O Box 1070, Pell City, AL 35125</b>			32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER			
34. NAME <b>John Lyndon Holcombe Jr MD</b>		35. LICENSE NUMBER <b>22194</b>	36. DATE SIGNED <b>Jan 19, 2016</b>
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH <b>1713 6th Ave South, Birmingham, Alabama 35233</b>			
38. REGISTRAR <b>Catherine Molchan Donald</b>			39. DATE FILED <b>Jan 20, 2016</b>

**CAUSE OF DEATH**

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH		INTERVAL
IMMEDIATE CAUSE	A. <b>acute pneumonia</b> DUE TO (OR AS A CONSEQUENCE OF):	<b>2 weeks</b>
	B. <b>small cell cancer lung</b> DUE TO (OR AS A CONSEQUENCE OF):	<b>2 yrs</b>
	C. DUE TO (OR AS A CONSEQUENCE OF):	
	D. DUE TO (OR AS A CONSEQUENCE OF):	
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH		
42. MANNER OF DEATH <b>Natural Causes</b>	43. PREGNANT (IF FEMALE) <b>At time of death</b>	44. AUTOPSY <b>No</b>
45. FINDINGS CONSIDERED	46. TOXICOLOGY <b>No</b>	47. FINDINGS CONSIDERED
48. TOBACCO USE CONTRIBUTED TO DEATH <b>No</b>		
49. HOW INJURY OCCURRED		
50. DATE AND TIME OF INJURY	51. INJURY AT WORK	52. IF TRANSPORTATION INJURY, SPECIFY
53. PLACE OF INJURY	54. LOCATION OF INJURY	

ADPH HS 01/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2016-119-303-1

January 20, 2016

*Catherine M. Donald*  
**Catherine Molchan Donald**  
 State Registrar of Vital Statistics



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 01/15/2026 01:00:00 PM  
 \$53.00 BRITTANI  
 20260115000014040

*Allen S. Byrd*