



This instrument was prepared by:

Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100-C Rocky Ridge Road
Birmingham, AL 35216
205-979-6260

SEND TAX NOTICE TO:

Michael S. Joseph
Stephanie J. Shunnara
Audrey J. Flemming
2200 3rd Place S.
Birmingham, AL 35205

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

NOW THEREFORE, pursuant to the Last Will and Testament of Patricia S. Joseph the undersigned **JOHN G. JOSEPH as Personal Representative of the Estate of Patricia S. Joseph** and under authority vested in him pursuant to the Last Will and Testament of Patricia S. Joseph and by the laws of the State of Alabama as such Personal Representative, Jefferson County Probate Case NO: 22 BHM 02170, he does hereby grant, transfer, bargain, assign, sell and convey unto **MICHAEL S. JOSEPH, STEPHANIE J. SHUNNARA and AUDREY J. FLEMMING, as Tenants in Common**, the following described real estate situated in SHELBY County, Alabama:

TWENTY-FIVE PERCENT INTERESTS (25%) in the following parcels:

**Parcel #1 – Acreage 39 – NW ¼ SW ¼ Section 27 Township 215 Range 03W
Parcel 23 8 27 0 000 005.000**

**Parcel #2 – Acreage 79 – N ½ SE ¼ EXC CO RD R/W SECTION 28 TOWNSHIP 215
R3W
Parcel 23 8 28 0 000 024.000**

as recorded in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, permits, mortgages, setback lines, oil, gas and mineral rights, rights of ways or limitations, if any, of record.

Subject to unpaid ad valorem taxes for the current tax year.

STEPHEN M. JOSEPH the husband of Patricia S. Joseph died on January 14, 2010.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, hereditaments and the appurtenances thereunto belonging or in any way appertaining to the said Last Will and Testament of Patricia S. Joseph, her heirs and assigns, in fee simple, forever



and as fully and complete in all respects as the undersigned could or ought to convey the same under the authority vested in him by the Last Will and Testament of Patricia S. Joseph and the laws of the State of Alabama.

IN WITNESS WHEREOF, **JOHN G. JOSEPH** , in his capacity as Personal Representative of the Estate of Patricia S. Joseph, has caused this conveyance to be executed in his capacity as Personal Representative on this the 8th day of January, 2026.

(SEAL)

John G. Joseph
JOHN G. JOSEPH, Personal Representative
of the Estate of Patricia S. Joseph

STATE OF ALABAMA
JEFFERSON COUNTY

Acknowledgment

I, the undersigned, a notary in and for said county, in said state, hereby certify that **JOHN G. JOSEPH as Personal Representative of the Estate of Patricia S. Joseph**, whose name is signed to the foregoing Personal Representative's Deed, who is known to me, acknowledged before me on this date that being informed of the contents of said Personal Representative's Deed, he executed the same as the duly authorized Personal Representative of the Estate of Patricia S, Joseph, voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 2026.



[Signature]
Notary Public
My commission expires _____.

Real Estate Sales Validation Form



20260121000018390 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/21/2026 11:01:06 AM FILED/CERT

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

Grantor's Name JOHN G. JOSEPH, PER. REP.
Mailing Address _____

Grantee's Name MICHAEL S. JOSEPH
Mailing Address STEPHANIE J. SHUNNARA

8200 3rd Place S.
BIRMINGHAM, AL 35208

ANNETT J. FLEMMING
8200 3rd Place S
BIRMINGHAM, AL 35208

Property Address METES & BOUNDS

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value

\$ 25% of 39,650 = 9,912

or

Assessor's Market Value

\$ 25% of 513,500 = 128,375

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 TAX ASSESSOR'S VALUATION

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 1/8/26

Print JOHN G. JOSEPH, PER. REP.

Unattested

Sign John G. Joseph

(verified by)

(Grantor/Grantee/Owner/Agent) circle one