

This instrument prepared by:

Please assess property in the name of:

John W. Clark IV
Mollie L. Bradford
BAINBRIDGE, MIMS, ROGERS & SMITH, LLP
The SouthState Bank Building
600 Luckie Drive, Suite 415
Birmingham, Alabama 35223
Telephone: 205.879.1100
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Janice O. Gordon, Trustee
Post Office Box 435
Columbiana, Alabama 35051

*Deed drafted based on information submitted by
Grantor and without the benefit of title search
or investigation by preparer.

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, **Matthew Brian Gordon, Sr.** (the "**Decedent**") died testate on March 21, 2022 and the Last Will and Testament of the Decedent, dated March 20, 2015 (the "**Will**"), was duly admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2022-000362);

WHEREAS, Article XIV of the Decedent's Will appoints the Decedent's spouse, **Janice O. Gordon**, as personal representative of the Will, and Janice O. Gordon was granted Letters of Administration by the Probate Court of Shelby County on April 18, 2022, and is, as of this date the duly appointed and acting personal representative (the "**Personal Representative**");

WHEREAS, at the time of his death, the Decedent owned certain real property described below in this Personal Representative's Deed (the "**Real Property**"), and the Real Property is subject to disposition under Article II of the Will as part of the Decedent's residuary estate;

WHEREAS, the Personal Representative is allocating the Decedent's Real Property interest to that certain trust created by the Will for the benefit of certain specified beneficiaries;

WHEREAS, the Personal Representative, with an office located at Post Office Box



20260209000037290 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/09/2026 02:50:27 PM FILED/CERT

435, Columbiana, Alabama 35051, is executing this deed for the purpose of confirming and perfecting the transfer of title of the Decedents' interest in the Real Property to **JANICE O. GORDON, as Trustee of that certain Trust under the Last Will and Testament of M. Brian Gordon, Sr., deceased** (hereinafter "**Grantee**"), whose address is: Post Office Box 435, Columbiana, Alabama 35051, pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee the Decedent's entire interest, consisting of an undivided one-third (1/3) interest, or whatever interest may be held by Decedent, in and to that certain real property situated in Shelby County, Alabama and described on *Exhibit A* attached hereto and incorporated herein.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever: Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrance or any other adverse claim to the property described herein since the date of acquisition thereof by Grantor.

SUBJECT TO:

1. Taxes for the current year and any subsequent years.
2. Any matters recorded of record, including easements and rights of way of record.
3. Reservation by Grantor of all mineral and mining rights.

It is the intention of the Personal Representative to convey to the Grantee all the Decedent's interest in the above-described Real Property owned by the Decedent at the time of his death, whether accurately described herein or not.

The undersigned executed this Personal Representative's Deed solely in her capacity as a Personal Representative, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

[SIGNATURE ON FOLLOWING PAGE]



20260209000037290 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/09/2026 02:50:27 PM FILED/CERT

Exhibit A

Legal Description

The Northwest Quarter of the Northeast Quarter of Section 12, Township 21, Range 3 West.

The Northeast Quarter of the Northeast Quarter of Section 12, Township 21, Range 3 West.

LESS and EXCEPT:

1. Property conveyed via statutory warranty deed to CMA, LLC and Mark Properties, LLC dated February 23, 2004 and recorded February 24, 2004 as Instrument #20040224000095590 and described as "That portion of the Northeast 1/4 of Section 12, Township 21 South, Range 3 West, lying North and East of Highway 31 and West of Interstate Drive, Shelby County, Alabama, LESS AND EXCEPT: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 349.09 feet to the point of beginning; said point of beginning being situated on the Northeasterly right-of-way line of U.S. Highway No. 31; thence continue on last described course a distance of 113.07 feet; thence turn an angle to the right of 127 degrees 07 minutes 28 seconds and run in a Southwesterly direction a distance of 96.37 feet to its intersection with said Northeasterly right-of-way line of U.S. Highway 31; thence turn an angle to the right of 115 degrees 26 minutes 41 seconds and run in a Northerly direction along said Northeasterly right-of-way line of U.S. Highway 31 a distance of 65.00 feet; thence turn an angle to the left of 25 degrees 04 minutes 35 seconds continuing along said right-of-way line in a Northwesterly direction a distance of 31.46 feet to the point of beginning.
2. Property conveyed via statutory warranty deed to the City of Alabaster, Alabama dated July 1, 2005 and recorded on July 1, 2005 as Instrument #20050701000331840 and described as "All that part of the NW1/4 of the NE1/4 of Section 12, Township 21 South, Range 3 West, lying West of U.S Highway 31, situated in Shelby County, Alabama."

Real Estate Sales Validation Form

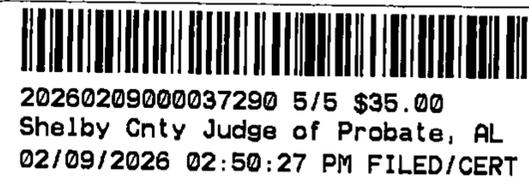
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Janice O. Gordon, PR
Mailing Address Est. of M. Brian Gordon, Sr.
P.O. Box 435
Columbiana, AL 35051

Grantee's Name Janice O. Gordon, Trustee
Mailing Address Trust under LWT of Gordon, Sr.
P.O. Box 435
Columbiana, AL 35051

Property Address Vacant Land
Highway 31
Alabaster, Alabama 35007

Date of Sale February 6, 2026
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 2,109,161.00



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

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 02/06/2026

Print Janice O. Gordon, Grantor

Unattested (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one