

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:

Ruth Alice Kimotho
2148 Bailey Brook Drive
Birmingham, AL 35244

Source of Title: Instrument No.: 20071221000573530



20260212000040790 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/12/2026 10:03:04 AM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

THIS PERSONAL REPRESENTATIVE'S DEED was executed and delivered this the 15th day of December, 2025 by **BENJAMIN R. GIDEON**, as **Personal Representatives of the ESTATE OF ARCHIE CLIFFORD JONES, JR., deceased** (the "*Estate*"), in the Probate Court of Shelby County, Alabama, Case No.: PR-2023-001183 (herein referred to as "*Grantors*"), to **RUTH ALICE KIMOTHO** (herein referred to as "*Grantee*").

RECITALS:

WHEREAS, Archie Clifford Jones, Jr. (the "*Decedent*") died testate on or about April 23, 2023 and Benjamin R. Gideon, was duly appointed as Personal Representative of the Estate in the Probate Court of Shelby County, Alabama, Case No.: PR-2023-001183.

WHEREAS, on or about September 17, 2007, Sharon Elinor Jones conveyed her undivided one-half interest in the real property described herein to herself, and to the decedent, as joint tenants with rights of survivorship.

WHEREAS, on or about September 17, 2007, Catherine Frances Gideon conveyed her undivided one-half interest in the real property described herein to herself, and to her husband, James J. Gideon, as joint tenants with rights of survivorship.

WHEREAS, on or about June 5, 2021, Sharon Elinor Jones passed away.

WHEREAS, the Decedent died the owner of an undivided one-half (1/2) tenant in common interest in the real property described herein, which is conveyed hereby to the Grantee by the Personal Representative, the Grantee herein constituting the devisee and distributee entitled thereto under the Last Will & Testament of the Decedent. **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 all 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 his 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 property in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto.



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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.

TO HAVE AND TO HOLD to the said Grantee and to their 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:

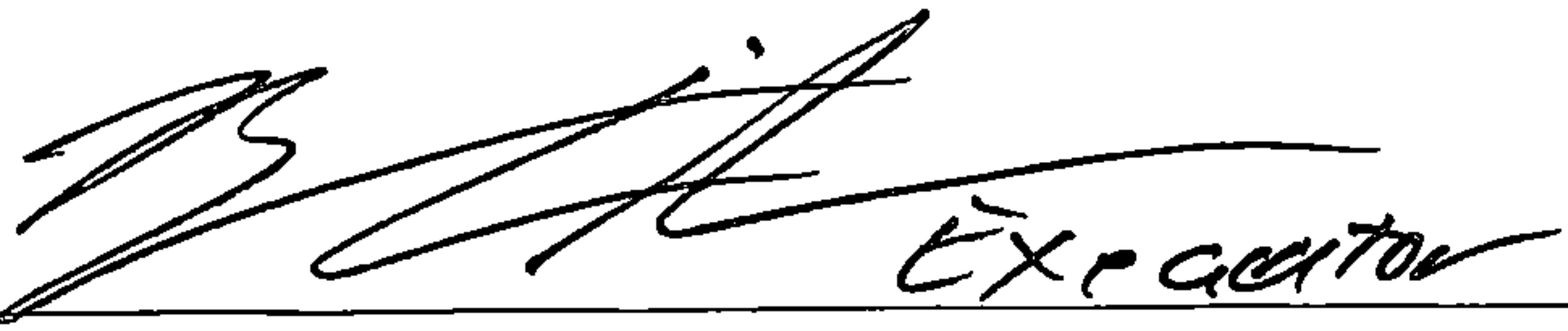
Grantors' Names and Address:	Benjamin R. Gideon, as Personal Representative of the Estate of Archie Clifford Jones, Jr., deceased. 411 Middlebrooke Street Canton, GA 30115	Grantee's Name and Address:	Ruth Alice Kimotho 2148 Bailey Brook Drive Birmingham, AL 35244
Property Address/Parcel ID:	1385 Highway 10 Montevallo, AL 35115 27-4-19-2-002-002.000	Date of Sale:	December 15, 2025
EXECUTED FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE		Purchase Price/ Actual Value Claimed:	\$75,280.00-Pursuant to Will

*The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 Property Report Card-Pursuant to Will.*

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

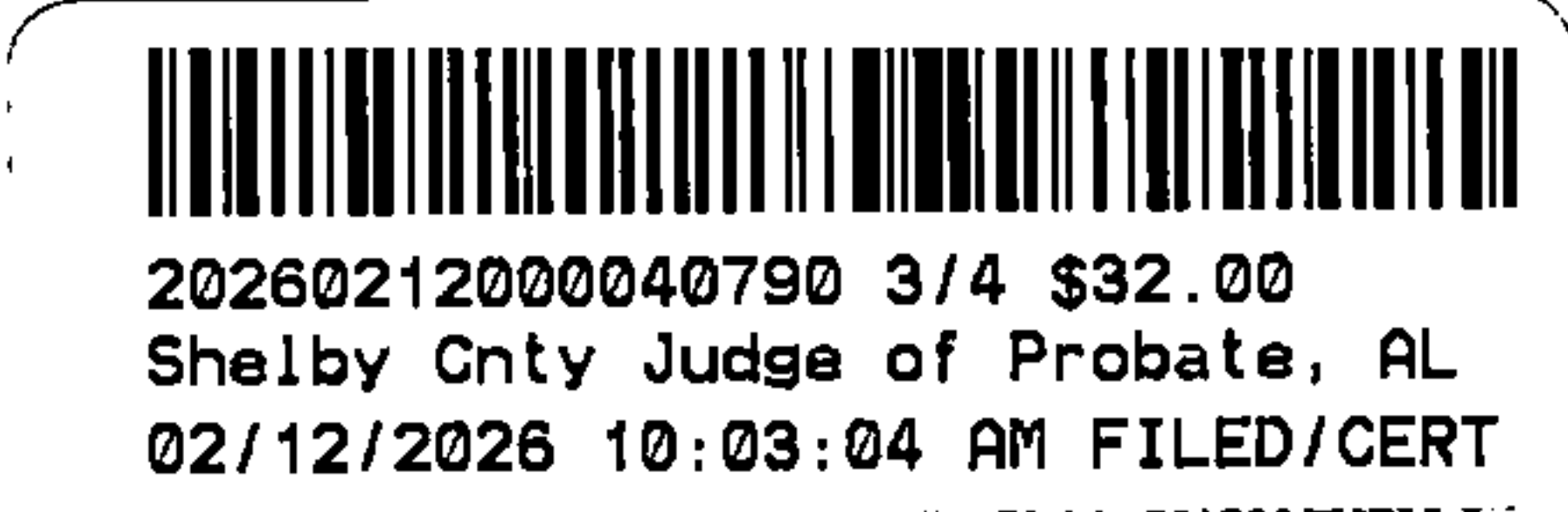
IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto this the 15th day of December, 2025.

[Signature and Acknowledgement on following page.]


Executor

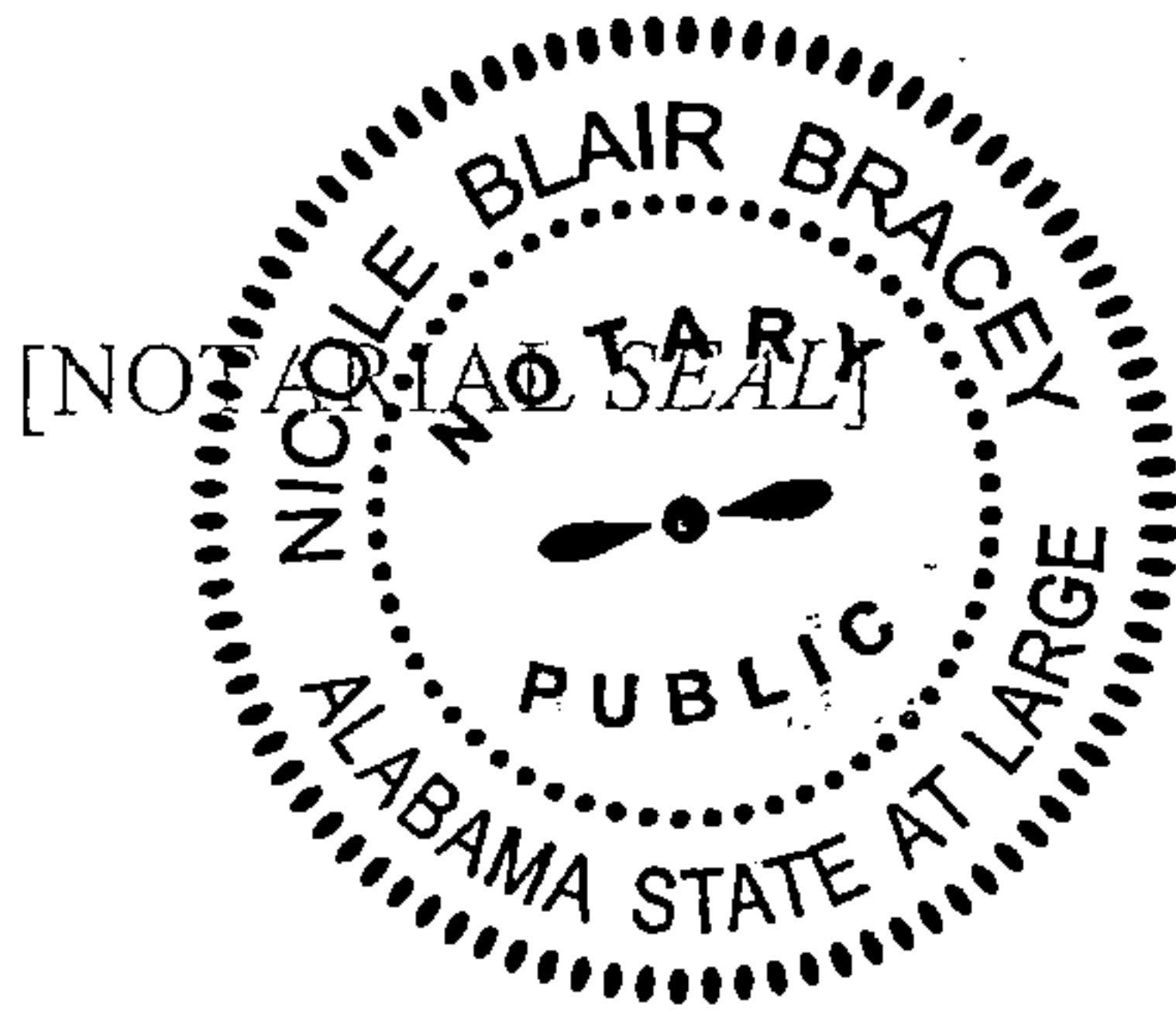
BENJAMIN R. GIDEON, as
Personal Representative of the
Estate of Archie Clifford Jones, Jr., deceased.


STATE OF ALABAMA)
 :
SHELBY COUNTY)



I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **BENJAMIN R. GIDEON**, as **Personal Representative** of the **ESTATE OF ARCHIE CLIFFORD JONES, JR., deceased**, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in her capacity as such fiduciary on the day the same bears date.

Given under my hand and official seal this the 15 day of December, 2025.




NOTARY PUBLIC

My Commission Expires: 10/17/2027

Exhibit "A"



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LOT 2 in Block 4, according to the Thomas' addition to the Town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book No. 3, and containing 1.25 acres, more or less, and being also known as Dwelling House No. L. R. No. 2 of the former Montevallo Coal Mining Company of Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on the said map and also for water pipes as now situated.

The GRANTORS do, for themselves and for their executors and administrators covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; that they have good right to sell and convey the same as aforesaid, and that they, along with their heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.