

THIS INSTRUMENT PREPARED BY:
M. BRANDON WALKER, ESQ.
1623 2ND AVENUE N.
BESSEMER, AL 35020

PLEASE SEND TAX NOTICES TO:
KIM SMITH AND SANDY NORTHCUTT
134 KING VALLEY ROAD
PELHAM, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



20260225000053790 1/6 \$237.50
Shelby Cnty Judge of Probate, AL
02/25/2026 02:28:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly ten dollars and 0/100 (\$10.00) and other valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt and sufficiency whereof is hereby fully acknowledged, I Sandra Kay Vicars, a widowed woman, do hereby grant, bargain, sell and fully convey unto Kim Smith, a ~~single~~^{married} woman and Sandra Northcutt (a ~~married~~^{single} woman) (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to-wit:

~~SW~~ Commence at the Northwest corner of the SW ^{SW} 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West, run thence in an Easterly direction along the North line of said 1/4 - 1/4 Section for a distance of 74.70 feet; thence turn an angle to the right of 88 deg. 40' and run in a Southerly direction for a distance of 431.99 feet; thence turn an angle to the left of 90 deg. and in an Easterly direction for a distance of 195 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 176.91 feet; thence turn an angle to the left of 89 deg. 58' 30" and in a Northerly direction for a distance of 125 feet; thence turn an angle to the left of 90 deg. 01' 30" and in a Westerly direction for a distance of 176.96 feet; thence turn an angle to the left of 90 deg and in a Southerly direction for a distance of 125 feet to the point of beginning.

Subject to easements and restrictions of record.

Title Search neither requested nor performed. Legal Description provided courtesy of Grantor.

TO HAVE AND TO HOLD unto the said **GRANTEES**, as tenants in common and to their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, and their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my heir(s), executor(s) and

Shelby County, AL 02/25/2026
State of Alabama
Deed Tax: \$200.50

STATE OF ALABAMA)
COUNTY OF SHELBY)



20260225000053790 3/6 \$237.50
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AFFIDAVIT OF SURVIVORSHIP

I, SANDRA KAYE VICARS, residing at 134 King Valley Road Pelham, Alabama 35124, being duly sworn, do hereby depose and attest that:

I was the wife of the decedent James William Vicars at the time of his death on October 8, 2010; attached is a true and correct copy of her death certificate.

At the time of his death, James William Vicars and I were joint owners of property with the remainder to the survivor. The property is legally described as follows:

Commence at the Northwest corner of the SW ¼ of NE ¼ of Section 23, Township 20 South, Range 3 West, run thence in an Easterly direction along the North line of said ¼ - ¼ Section for a distance of 74.70 feet; thence turn an angle to the right of 88 deg. 40' and run in a Southerly direction for a distance of 431.99 feet; thence turn an angle to the left of 90 deg. and in an Easterly direction for a distance of 195 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 176.91 feet; thence turn an angle to the left of 89 deg. 58' 30" and in a Northerly direction for a distance of 125 feet; thence turn an angle to the left of 90 deg. 01' 30" and in a Westerly direction for a distance of 176.96 feet; thence turn an angle to the left of 90 deg and in a Southerly direction for a distance of 125 feet to the point of beginning.

Subject to easements and restrictions of record.

Dated this the 24th day of September 2025.

Sandra Kaye Vicars

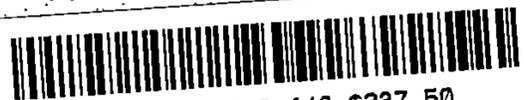
Sandra Kaye Vicars
Affiant

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Sandra Kaye Vicars**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of September, 2025.


Notary Public
My commission expires: 3-14-2028


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ALABAMA

Center for Health Statistics



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ALABAMA

CERTIFICATE OF DEATH

10-36360

101

TYPE IN PERMANENT
BLACK INK, DO NOT
USE GREEN, RED, OR
BLUE INK

1. DECEASED - NAME (First, Middle, Last) (Type last name all capitals) James William VICARS			2. DATE OF DEATH (Month, Day, Year) October 8, 2010		3. COUNTY OF DEATH Shelby		
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Alabaster 35007			5. INSIDE CITY LIMITS (Specify Yes or No) Yes		6. PLACE OF DEATH - HOSPITAL OR OTHER INSTITUTION (If not in either, give street and number) Shelby Baptist Medical Center		
7. IF HOSPITAL (Specify Inpatient, Outpatient, DDA) Inpatient			8. OF HISPANIC ORIGIN (Specify Yes or No) (If Yes, Specify Cuban, Mexican, Puerto Rican, etc.) No		9. RACE - (Specify American Indian, Black, White, etc.) White		
10. SEX Male		11. AGE 68 YRS		12. UNDER 1 YEAR UNDER 1 DAY		13. DATE OF BIRTH (Month, Day, Year) August 23, 1942	
14. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) 9			15. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married		16. SURVIVING SPOUSE (If wife, give maiden name) Sandra Harless		
17. Was Decedent ever in Armed Forces (Specify Yes or No) No		19. STATE OF BIRTH (If not in USA, name country) Alabama		20. RESIDENCE - STATE Alabama		21. COUNTY Shelby	
22. CITY, TOWN, OR LOCATION AND ZIP CODE Pelham 35124		23. INSIDE CITY LIMITS (Specify Yes or No) Yes		24. STREET AND NUMBER 134 King Valley Road		25. INFORMANT - Name and Address Sandra Vicars 134 King Valley Road, Pelham, Alabama 35124	
26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Route Salesman			27. KIND OF BUSINESS OR INDUSTRY Dairy Products				
28. FATHER - NAME (First, Middle, Last) Eugene Bruce Vicars			29. MAIDEN NAME OF MOTHER (First, Middle, Last) Annie Mae Evans				
30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other) Burial		31. DATE OF DISPOSITION (Month, Day, Year) Oct. 11, 2010		32. CEMETERY OR CREMATORY - Name Highland Memorial Gardens		33. LOCATION - (City or Town - State) Bessemer, Alabama	
34. FUNERAL HOME - Name and Address Brown Service Funeral Home P.O. Box 609, Bessemer, AL 35021			35. FUNERAL DIRECTOR - Signature <i>[Signature]</i>		36. DATE SIGNED BY FUNERAL DIRECTOR Oct. 21, 2010		
37. Certifying Physician (Physician certifying cause of death) (To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated) Medical Examiner - Coroner					38. DATE SIGNED (Month, Day, Year) October 14, 2010		
39. TIME AND DATE OF DEATH 00:14 October 8, 2010		40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only)		41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 45) Michael A. Lemley			
42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 45) 270 Village Parkway			43. CERTIFIER LICENSE NUMBER 21970		44. DATE FILED (Month, Day, Year) Oct 25, 2010		
45. REGISTRAR - Signature <i>[Signature]</i>			46. For State or County (use only)				

MEDICAL CERTIFICATION

46. PART I: Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final cause of condition resulting in death) → Sepsis		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
a. DUE TO (OR AS A CONSEQUENCE OF)			
b. DUE TO (OR AS A CONSEQUENCE OF)			
c. DUE TO (OR AS A CONSEQUENCE OF)			
d. DUE TO (OR AS A CONSEQUENCE OF)			
47. PART II: Other significant conditions contributing to death but not resulting in the underlying cause given in Part I			
48. MANNER OF DEATH (Specify - Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) Natural Cause		49. AUTOPSY (Specify Yes or No)	
50. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)		51. If yes, were findings considered in determining cause of death? (Specify Yes or No)	
52. INJURY AT WORK (Specify Yes or No)		53. DATE OF INJURY (Month, Day, Year)	
54. PLACE OF INJURY - (Specify at home, farm, street, factory, office building, etc.)		55. HOUR OF INJURY	
56. LOCATION OF INJURY (Street or R.F.D. No.; City or Town, State)			

This is a legal record and must be filed within five (5) days after death.

OCT 27 2010

ADPH-115-2/Rev. 11-93

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-409-857-9

[Signature]

Nicole Henderson Rushing
State Registrar of Vital Statistics

September 10, 2021

ANY ALTERATIONS VOID THIS DOCUMENT

NAME OF DECEASED
James William Vicars

CAUSE

DECEASED

BURIAL

CERTIFIER

CAUSE

Real Estate Sales Validation Form

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

Grantor's Name

Sandra Vickers

Grantee's Name

Kim Smith

Mailing Address

134 King Valley Road
Pelham AL 35124

Mailing Address

134 King Valley Road
Pelham AL 35124

Property Address

134 King Valley Road
Pelham AL 35124

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 200,100



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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 2-25-26

Print Kim Smith

Unattested

Sign Kim Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one