

This Instrument prepared by:  
Lindsey Eastwood  
Eastwood Estate and Probate Law  
2001 Park Place, Suite 510  
Birmingham, Alabama 35203  
Source of Title: Instrument Number: 19930608000164671

Mail Tax Notice to:  
Philip King  
729 Bailey Brook Cir  
Hoover, AL 35244

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## PERSONAL REPRESENTATIVE'S DEED

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**STATE OF ALABAMA**  
**SHELBY COUNTY**

**THIS IS A PERSONAL REPRESENTATIVE'S DEED** executed and delivered by **PHILIP KING**, as **PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBIE SMITH KING**, deceased, *Case Number PR-2025-001030, in the Probate Court of Shelby County, Alabama*, the **GRANTOR**, to **PHILIP KING** and **CHAVONDRIA KING WILLIAMS**, the **GRANTEES**.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on June 8, 1993, the real property described below was conveyed by Philip Reid King to Rubie Smith King;

WHEREAS Rubie Smith King died on April 10, 2024; her Estate is being administered in the Shelby County Probate Court, *Case No. PR-2025-001030*; and Philip King was appointed Personal Representative of the Estate pursuant to *Letters of Administration* issued on March 11, 2025; Philip King and Chavondria King Williams are the sole heirs of Rubie Smith King.

NOW, THEREFORE, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTOR** paid in hand by **GRANTEES** herein, the receipt of which is hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **PHILIP KING** and **CHAVONDRIA KING WILLIAMS** the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Amended Map of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

The real property is commonly known as 729 Bailey Brook Circle, Hoover, Alabama 35244

Parcel Number: 11-7-25-0-002-016.000

Subject to easements, reservations and restrictions of record in the Probate Office of Shelby County, Alabama.

**TOGETHER WITH ALL AND SINGULAR** the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTOR** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**.

**Grantor hereby certifies that the above-described property does not constitute his homestead. Grantees hereby certify that the above-described property does not constitute their homestead.**

**AND THE GRANTOR DOES HEREBY COVENANT** with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.

*[Signature(s) to Follow on Subsequent Page]*

IN WITNESS WHEREOF, the Grantor has set his hand and seal, this the 2/5/26 day of \_\_\_\_\_, 2026.

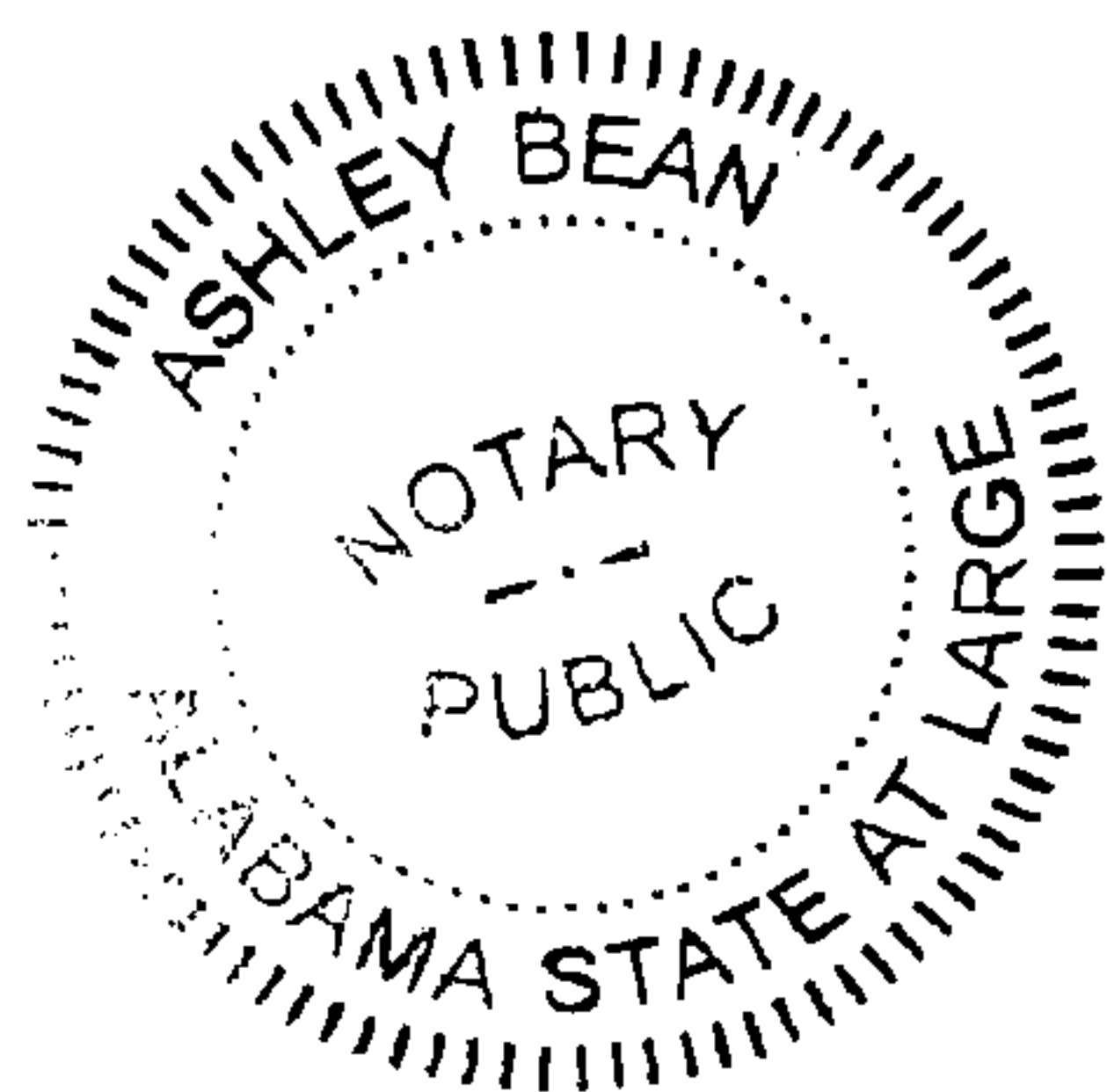
Philip R. King  
**PHILIP KING,**  
as Personal Representative of the Estate of  
Rubie Smith King, deceased.

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that **PHILIP KING** (“Personal Representative”), whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the Estate of Rubie Smith King, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of February, 2026.



Ashley Bean  
Notary Public

Ashley Bean  
Notary Public, Alabama State at Large  
My Commission Expires 02/28/2029

My Commission Expires: \_\_\_\_\_

**\*NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties, or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

**Real Estate Sales Validation Form**

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

Grantor's Name Philip King, as Personal Representative  
Mailing Address of the Estate of Rubie Smith King  
729 Bailey Brook Circle  
Hoover, AL 35244

Grantee's Name Philip King and Chavondria King Williams  
Mailing Address 729 Bailey Brook Circle  
Hoover, AL 35244

Property Address 729 Bailey Brook Circle  
Hoover, AL 35244

Date of Sale 2/5/2026  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 261,900.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2026 02:06:24 PM  
\$293.00 BRITTANI  
20260304000062730

*Alvin S. Byrd*

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 Shelby County Tax Assessor Website

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 3/4/2026

Print Lindsey Eastwood

Unattested \_\_\_\_\_  
(verified by)

Sign *Lindsey Eastwood*  
(Grantor/Grantee/Owner/Agent) circle one