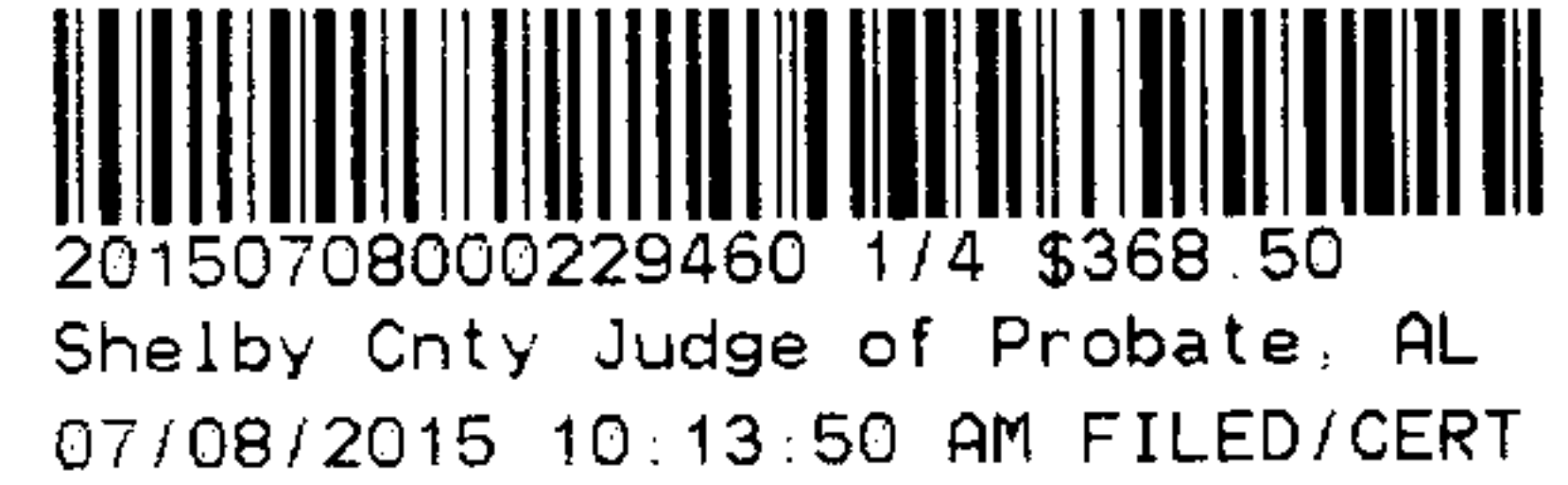


This Instrument Prepared By:  
Lynn Campisi  
Lynn Campisi, P. C.  
3008 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:  
Pratibha Khare  
3033 Arbor Bend  
Hoover, AL 35244



**DEED OF DISTRIBUTION**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

THIS DEED made and entered into the 16 day of June, 2015, by **Sanjaya K. Khare (a/k/a Sanjay K. Khare)**, as Personal Representative of the **Estate of Santosh K. Khare (a/k/a Santosh Kumar Khare)**, deceased (herein referred to as Grantor), and **Pratibha Khare**, an unmarried woman (herein referred to as Grantee).

RECITALS:

1. **Santosh K. Khare (a/k/a Santosh Kumar Khare)** (herein referred to as Decedent) died testate on July 17, 2014. His Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on August 26, 2014, under Case Number PR-2014-000515. Said Court issued Letters Testamentary to **Sanjaya K. Khare (a/k/a Sanjay K. Khare)** on August 26, 2014, authorizing him to act on behalf of Decedent's Estate.

2. On April 30, 2015, said Personal Representative petitioned this Court to terminate the Family Trust created under Article Three of Decedent's Will. Said petition is recorded in the judicial records of this Court.


3. Per Order of this Court dated April 30, 2015, said Family Trust was terminated.

4. Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee pursuant to said Order of this Court terminating the Family Trust created in Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

**Lot 95, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.**

Shelby County, AL 07/08/2015  
State of Alabama  
Deed Tax: \$343.50

  
20150708000229460 2/4 \$368.50  
Shelby Cnty Judge of Probate, AL  
07/08/2015 10:13:50 AM FILED/CERT

Subject to:

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

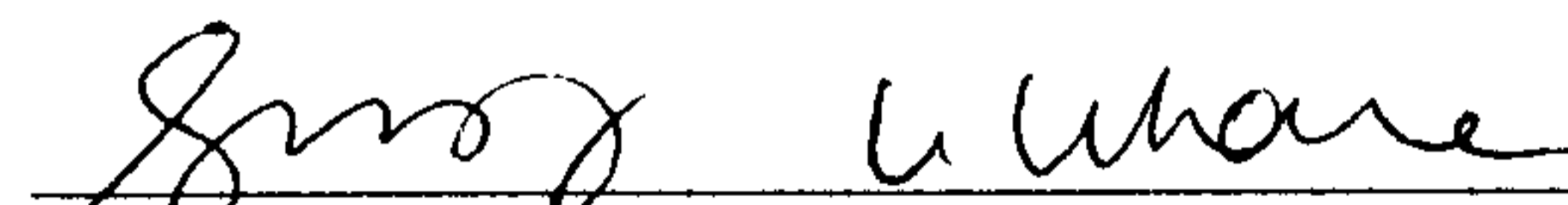
NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said **Pratibha Khare** and to her respective heirs and assigns forever.


This instrument is executed by 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 Grantor in his individual capacity, and Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.

IN WITNESS WHEREOF, Grantor has executed this conveyance by setting his signature hereto this the 16 day of June, 2015.

**ESTATE OF SANTOSH K. KHARE**  
**(a/k/a Santosh Kumar Khare), Deceased**

  
\_\_\_\_\_  
**Sanjaya K. Khare (a/k/a Sanjay K. Khare),**  
Personal Representative

STATE OF OREGON )  
COUNTY OF Multnomah )

  
20150708000229460 3/4 \$368.50  
Shelby Cnty Judge of Probate: AL  
07/08/2015 10:13:50 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Sanjaya K. Khare (a/k/a Sanjay K. Khare)**, whose name, as Personal Representative of the Estate of **Santosh K. Khare (a/k/a Santosh Kumar Khare)**, deceased, is signed to the foregoing conveyance, 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 his representative capacity as such Personal Representative on the day the same bears date.

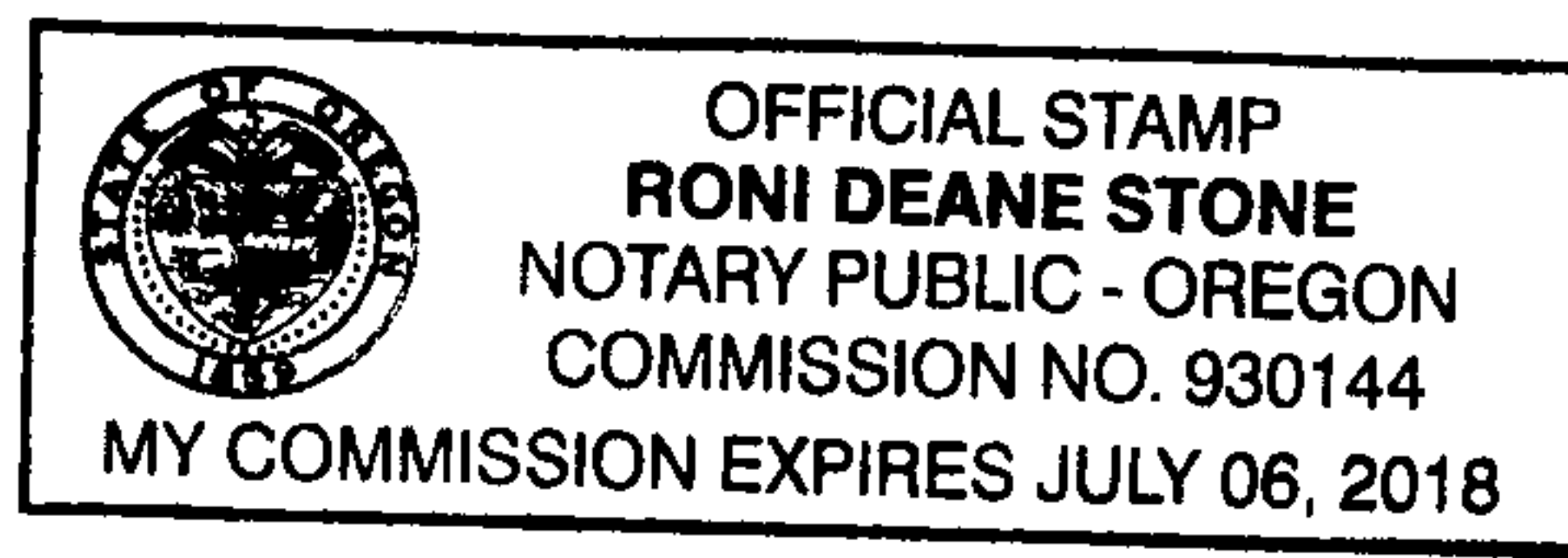
Given under my hand and official seal this the 16<sup>th</sup> day of June, 2015.

Roni Deane Stone

Notary Public: Roni Deane Stone

My Commission Expires: July 6, 2018

(SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Sanjaya K. Khare, Per Rep of
Mailing Address Estate of Santosh K. Khare
6695 S.W. Canyon Drive
Portland, OR 97225

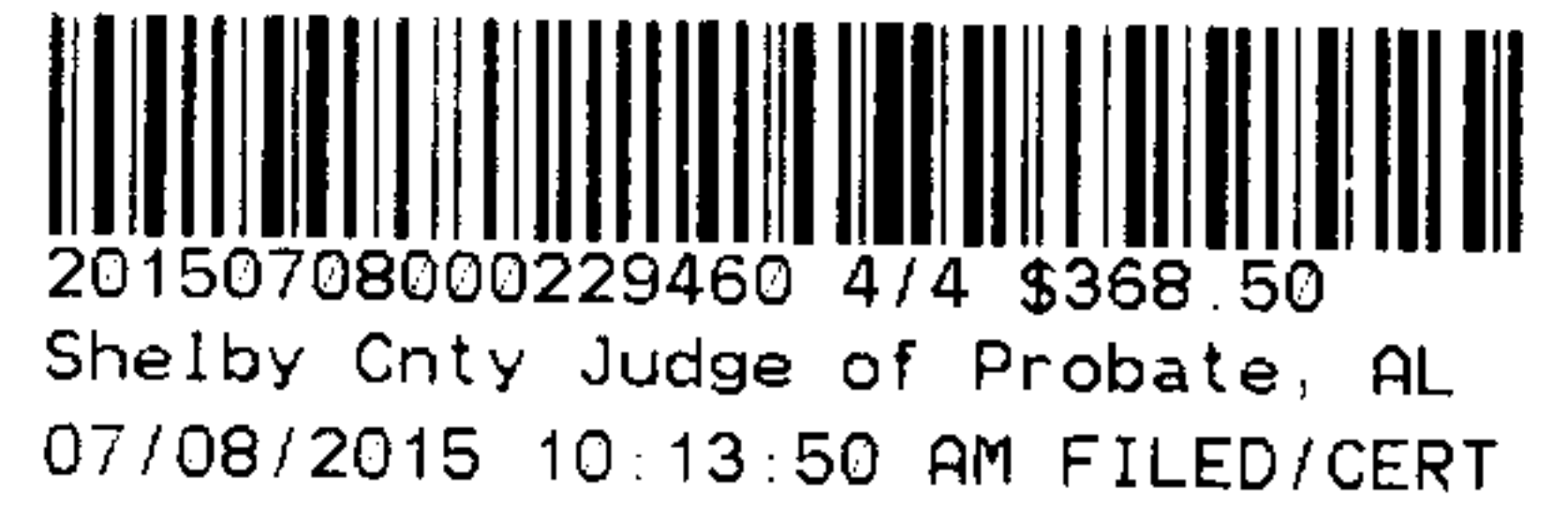
Grantee's Name Pratibha Khare
Mailing Address 3033 Arbor Bend
Hoover, AL 35244

Property Address 3033 Arbor Bend
Hoover, AL 35244

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 343,200.00

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 tax assessor



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 7-2-2015

Print Lynn Campisi

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form