

This instrument prepared by:
Jon J. Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Vestavia Hills, Alabama 35216
(205) 795-2088

SEND TAX NOTICE TO:
Joelle Stuart Rogers
112 Lake Davidson Lane
Helena, AL 35080

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by **JOELLE STUART ROGERS**, as Personal Representative of the Estate of **MONTY ALLEN ROGERS**, deceased (hereinafter referred to as "Grantor"), to **JOELLE STUART ROGERS** (hereinafter referred to as "Grantee").

RECITALS:

1. **MONTY ALLEN ROGERS** (hereinafter referred to as Decedent) died intestate on November 2, 2016. The administration of the Decedent's Estate was assigned Case Number PR-2016-000818 by the Probate Court of Shelby County, Alabama. Said Court issued *Letters of Administration* to Grantor on November 28, 2016, authorizing her to act on behalf of the Estate of the Decedent.

2. The Personal Representative filed a *Petition for Consent Settlement of Decedent's Estate* on December 1, 2017. *Consent(s) to Settlement of Decedent's Estate* and/or *Waivers of Notice* were obtained from all heirs and next-of-kin named in the *Petition for Consent Settlement of Decedent's Estate*, as well as the bond company, RIA Bonds, on behalf of Ohio Casualty Insurance Company as Surety.

3. As described in the *Petition for Consent Settlement of Decedent's Estate*, and pursuant to Alabama Code §43-8-41(2), Grantee is entitled to receive the real estate described herein and made the subject of this conveyance. Such conveyance shall be made in satisfaction of the sections of the Alabama Code referenced above.

NOW, THEREFORE, in consideration of the premises, **JOELLE STUART ROGERS**, as Personal Representative of the Estate of **MONTY ALLEN ROGERS**, deceased, does hereby Grant, Bargain, Sell and Convey unto **JOELLE STUART ROGERS**, an absolute and fee simple interest

in and to all of the Decedent's right, title, interest and claim in or to the real estate situated in Shelby, Alabama, described with particularity, as to-wit:

See Legal Description attached as Exhibit "A" hereto as if fully set forth herein.

TO HAVE AND TO HOLD to the said Grantee, and to her respective heirs, personal representatives, successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting her signature hereto this the 30TH day of November, 2017.

THE ESTATE OF MONTY ALLEN ROGERS,
Deceased

20171201000430460 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/01/2017 09:33:13 AM FILED/CERT

By Joelle Stuart Rogers
JOELLE STUART ROGERS, Personal
Representative

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that JOELLE STUART ROGERS, whose name as Personal Representative of the Estate of MONTY ALLEN ROGERS 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, she executed the same voluntarily in her official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2017.



Christie Stevens Neely
NOTARY PUBLIC
My Commission Expires:



EXHIBIT "A" TO DEED OF DISTRIBUTION


The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Old Town of Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2017 Ad valorem taxes; and
2. All easements, restrictions and rights of way of record.

SOURCE OF TITLE: September 27, 2002 Deed from John Russell Grimes, Jr. and his wife, Amanda Church Grimes, to Monty Allen Rogers, as recorded by Instrument Number 20021002000475270 in the Office of the Judge of Probate of Shelby County, Alabama on October 2, 2002.


20171201000430460 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/01/2017 09:33:13 AM FILED/CERT

DEED OF DISTRIBUTION → NO DEED TAX DUE

Real Estate Sales Validation Form

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

Grantor's Name Est of MONTY Allen Rogers Grantee's Name Jocelle Stuart Rogers
Mailing Address 112 LAKE DAVIDSON LANE Mailing Address 112 LAKE DAVIDSON LANE
HELENA, AL 35080 HELENA, AL 35080

Property Address 112 LAKE DAVIDSON LANE
HELENA AL 35080
SHELBY COUNTY, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 115,000
or
Assessor's Market Value \$ _____



20171201000430460 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/01/2017 09:33:13 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 11-30-17

Print Jocelle Stuart Rogers

Unattested [Signature]
(verified by)

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