20171201000430460 1/4 \$25.00 Shelby Cnty Judge of Probate: AL 12/01/2017 09:33:13 AM FILED/CERT

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.

THE ESTATE OF MONTY ALLEN ROGERS, Deceased

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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 MONTYALLEN 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 Som day of Abrember, 2017.

AGE MARKET AND A STATE OF THE S

NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A" TO DEED OF DISTRIBUTION

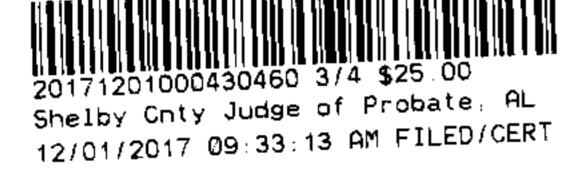
The following described real estate, situated in Shelby County, Alabama, to-wit:

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.



DEED OF DISTREBUTION -> NO DEFO TAX DUE

Real Estate Sales Validation Form

	Document must be filed in accorda		· · · · · · · · · · · · · · · · · · ·	
Grantor's Name Mailing Address	Est of MONTY Allen Ros 112 LAKE DAVIDSON LANG Helena, AL 35080		Joelle Stuart Roger. 112 Lake DAV. 2300 LAN Helena, AL 35080	
Property Address	112 LAKE MAN dSON LAN HELENA AL 35080 YMELRY COUNTY AL	Total Purchase Price or	\$	
20171201000430460 4/4 Shelby Cnty Judge of P 12/01/2017 09:33:13 AM	Probate, AL	Actual Value or Assessor's Market Value	\$ 115,000 \$	
-				
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
	In d mailing address - provide the eir current mailing address.	structions a name of the person or pe	rsons conveying interest	
Grantee's name ar	nd mailing address - provide the conveyed.	e name of the person or pe	ersons to whom interest	
Property address -	the physical address of the pro-	operty being conveyed, if a	vailable.	
Date of Sale - the	date on which interest to the pr	roperty was conveyed.		
-	ce - the total amount paid for the the instrument offered for reco		y, both real and personal,	
conveyed by the in	e property is not being sold, the estrument offered for record. The or the assessor's current mark	his may be evidenced by a	, both real and personal, being n appraisal conducted by a	
excluding current uresponsibility of va	ded and the value must be determined the valuation, of the property as luing property for property tax (of Alabama 1975 § 40-22-1 (h)	s determined by the local of purposes will be used and	official charged with the	
accurate. I further	of my knowledge and belief the understand that any false state cated in <u>Code of Alabama 1975</u>	ements claimed on this for		
Date 11-36-1	17	orint Joelle St	unt Roge-s	
Unattested (Quisen Leely:	Sign sole E	Frat Rogers	
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one	