

20210616000292770
06/16/2021 08:09:00 AM
EXEDED 1/4

THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Melanie M. Lackowski
93 Baron Drive
Chelsea, AL 35043

TITLE NOT EXAMINED

Tax Assessor's Property Value:	<u>\$186,000</u>
Address of Property:	<u>756 Narrows Point Circle</u>
	<u>Birmingham, AL 35242</u>
Parcel I.D.:	<u>09 4 20 1 003 014.000</u>
Source of Title:	<u>Book: 26 / Page: 81</u>

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by **Melanie M. Lackowski** and **Edward Eugene Harwell, Jr.**, as co-Personal Representatives of the Estate of **George Kelly Harwell**, deceased (herein collectively referred to as "Grantors"), with current addresses of 93 Baron Drive, Chelsea, AL 35043, and 7289 Viewtree Drive, Warrenton, VA 20186, respectively, to **Melanie M. Lackowski**, an unmarried woman, with a current address of 93 Baron Drive, Chelsea, AL 35043 (herein referred to as "Grantee").

RECITALS:

1. **George Kelly Harwell** (herein referred to as Decedent) died testate on July 27, 2020. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on November 24, 2020, Case Number PR-2020-000895. The Court issued Letters Testamentary to Grantors on November 24, 2020, authorizing them to act on behalf of the Estate of the Decedent.

2. Grantors have determined that said real estate described herein and made the subject of this conveyance should be distributed to Grantee in satisfaction of said devise under Item III of the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantors do hereby Grant, Bargain, Sell, and Convey unto Grantee, all of the Decedent's right, title, interest, and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

Lot 63, According to the final record plat of Narrows Point, as recorded in Map Book 26, Page 81 A&B, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes due October 2021, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions rights-of-way, and mortgages of record. Mineral and mining rights not owned by Grantor are excluded.

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

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity. The Grantors expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacities named.

IN WITNESS WHEREOF, the Grantors have executed this conveyance by setting their signatures hereto effective this the 07 day of ~~May~~, 2021.

JUNE
Estate of George Kelly Harwell,
Deceased

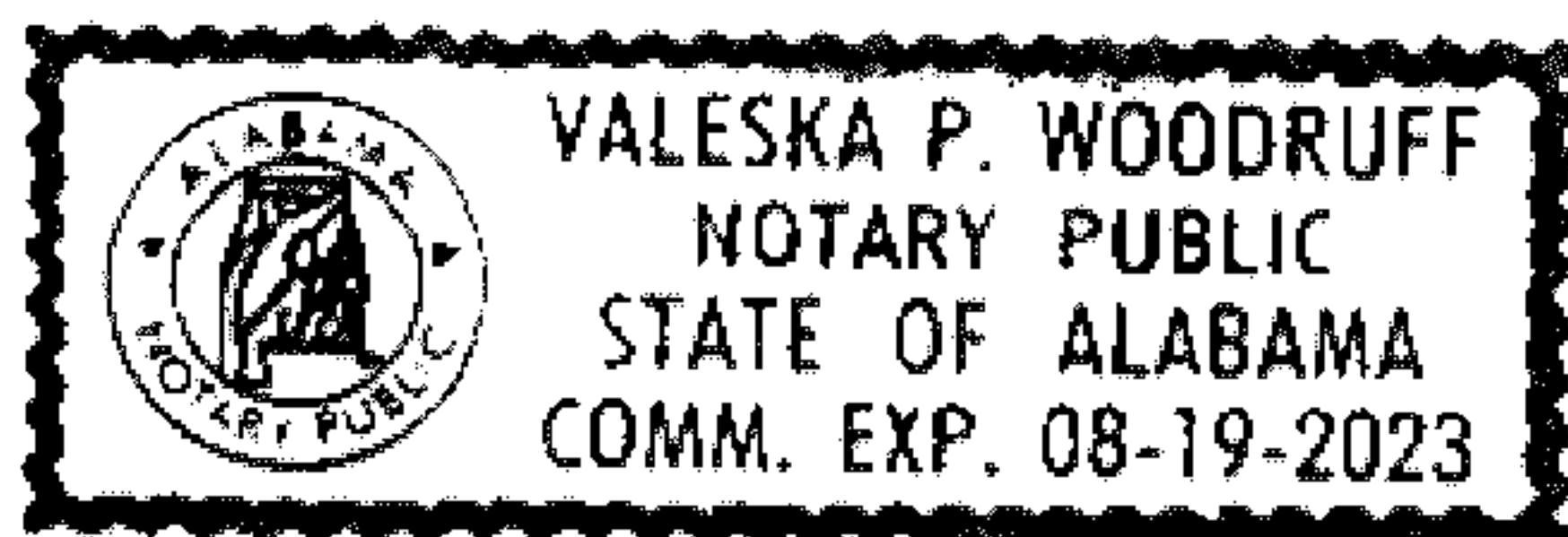
Melanie M. Lackowski

By: Melanie M. Lackowski,
Co-Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said state in said county, hereby certifies that **Melanie M. Lackowski**, whose name as co-Personal Representative of the Estate of George Kelly Harwell, 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 co-Personal Representative on the day the same bears date.

Given under my hand and official seal this the 07 day of JUNE, 2021.



[Signature]
NOTARY PUBLIC
My Commission Expires: Aug 19, 2023

Edward Eugene Harwell, Jr.
By: **Edward Eugene Harwell, Jr.**
Co-Personal Representative

STATE OF Virginia)
August COUNTY)

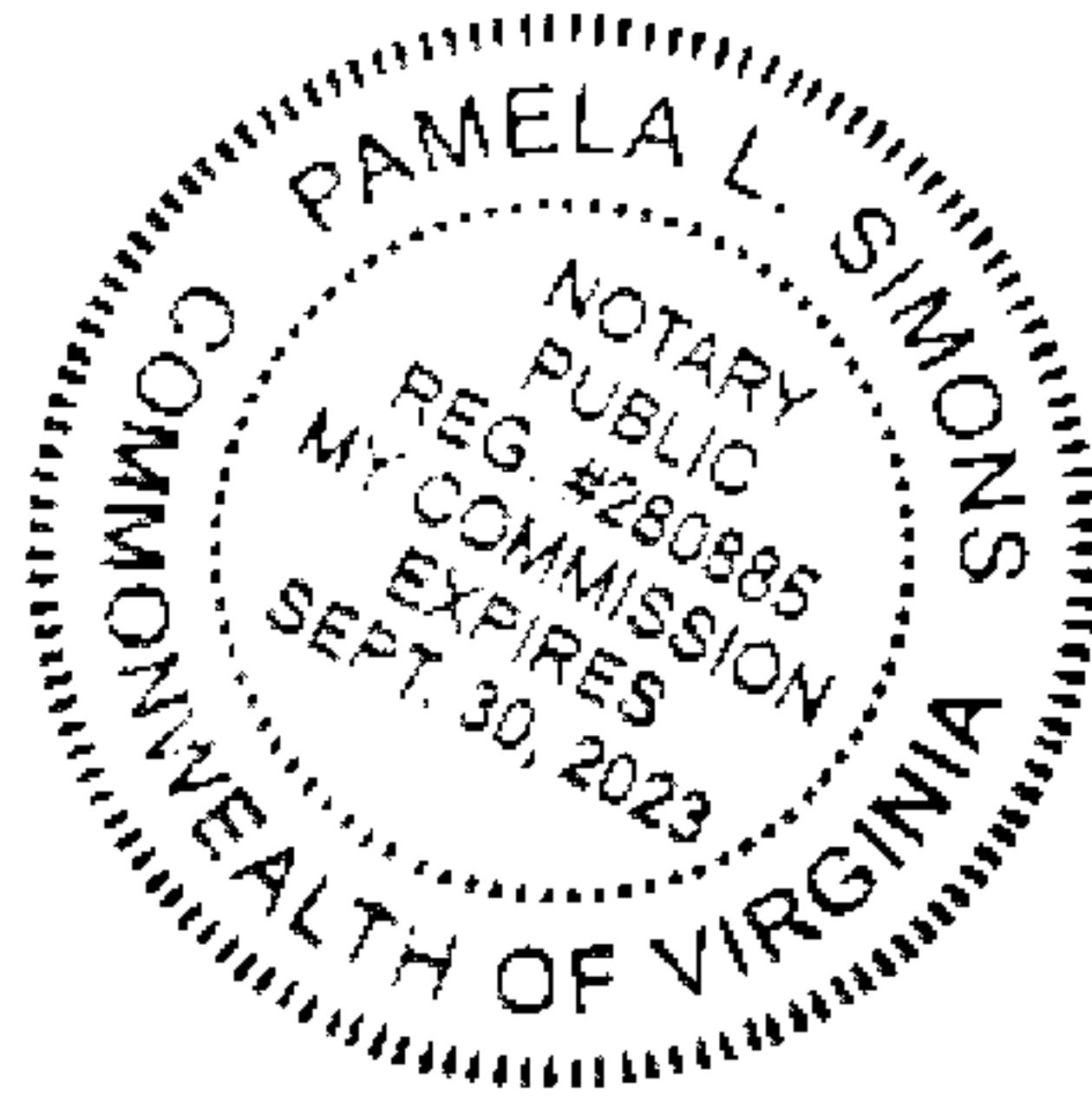
I, the undersigned authority, a notary public in and for said state in said county, hereby certifies that **Edward Eugene Harwell, Jr.**, whose name as co-Personal Representative of the Estate of George Kelly Harwell, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in his official capacity as such co-Personal Representative on the day the same bears date.

Given under my hand and official seal this the 21 day of May, 2021.

[Signature]

NOTARY PUBLIC

My Commission Expires: 09/30/2023





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2021 08:09:00 AM
 S33.00 CHERRY
 20210616000292770

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Melanie M Lackowski, co-Personal Rep</u>	Grantee's Name	<u>Melanie M. Lackowski</u>
Mailing Address	<u>93 Baron Dr, Chelsea, AL 35043</u>	Mailing Address	<u>93 Baron Dr, Chelsea, AL 35043</u>
	<u>Edward E. Harwell, Jr., co-Personal Rep</u>		<u>Chelsea, AL 35043</u>
	<u>7289 Viewtree Dr, Warrenton, VA 20186</u>		
Property Address	<u>756 Narrows Point Circle</u>	Date of Sale	<u>06/01/2021</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 201,300</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Shelby County, AL Property Tax Records
<input type="checkbox"/> 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 06/15/2021 Print _____

Unattested Mary Ramsey Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one