



20210809000384490 1/5 \$38.00
Shelby Cnty Judge of Probate, AL
08/09/2021 10:03:44 AM FILED/CERT

This Instrument Prepared By:
Lynn Campisi
CAMPISI LAW, P.C.
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Stephen Keith Levan & Julianne Levan
605 Oak Glen Drive
Birmingham, AL 35244

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED is made and entered into the 26 day of July, 2021, by **Stephen Keith Levan and Julianne Levan, as Personal Representatives of the Estate of Frankie Levan, deceased ("Grantor")**, and **Stephen Keith Levan and Julianne Levan, as trustees of the Claudette Levan Special Needs Trust created under the Last Will and Testament of Frankie Levan ("Grantee")**.

RECITALS:

1. **Frankie Levan** ("Decedent") died testate on July 24, 2020. His Last Will and Testament was filed with the Probate Court of Shelby County, Alabama, on December 30, 2020, under Case Number PR-2020-001047 by said Court. Said Court issued Letters Testamentary to **Stephen Keith Levan and Julianne Levan** on January 7, 2021, authorizing **Stephen Keith Levan and Julianne Levan** to act on behalf of the Estate of Decedent.

2. Decedent was the sole owner of the property being conveyed herein, as evidenced by that certain Warranty Deed dated December 4, 2018, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 26, 2021, as Instrument Number 20210226000097890.

3. Under Article Four of Decedent's Last Will and Testament, the entirety of Decedent's residuary estate is devised to Stephen Keith Levan and Julianne Levan, as trustees of the Claudette Levan Special Needs Trust.

4. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee according to the terms of Decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Stephen Keith Levan and Julianne Levan, as Trustees of the Claudette Levan Special Needs Trust**, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly, to-wit:

SEE ATTACHED EXHIBIT "A"



Subject to:

Reserved life estate of Claudette Levan.

Easements and restrictions of record, if any.

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 that 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 that 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.

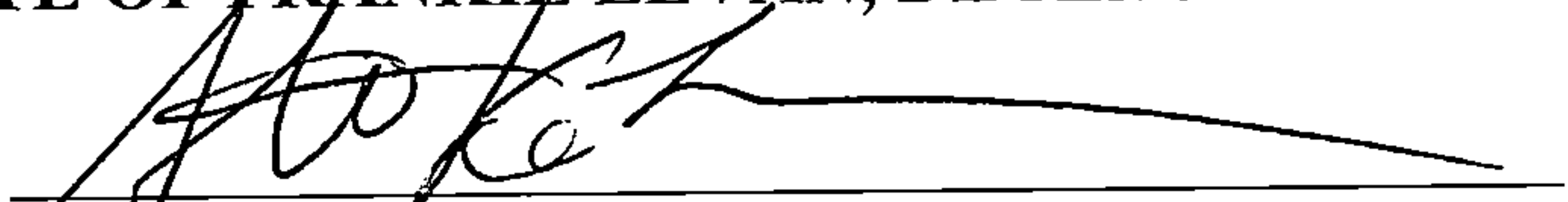
THE PREPARER OF THIS DEED HAS ACTED ONLY AS A SCRIVENER AND HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION IS GIVEN.


TO HAVE AND TO HOLD to the said Grantee and to his respective successors 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 2nd day of July, 2021.

ESTATE OF FRANKIE LEVAN, DECEASED

By: 
Stephen Keith Levan, Co-Personal Representative

By: 
Julianne Levan, Co-Personal Representative

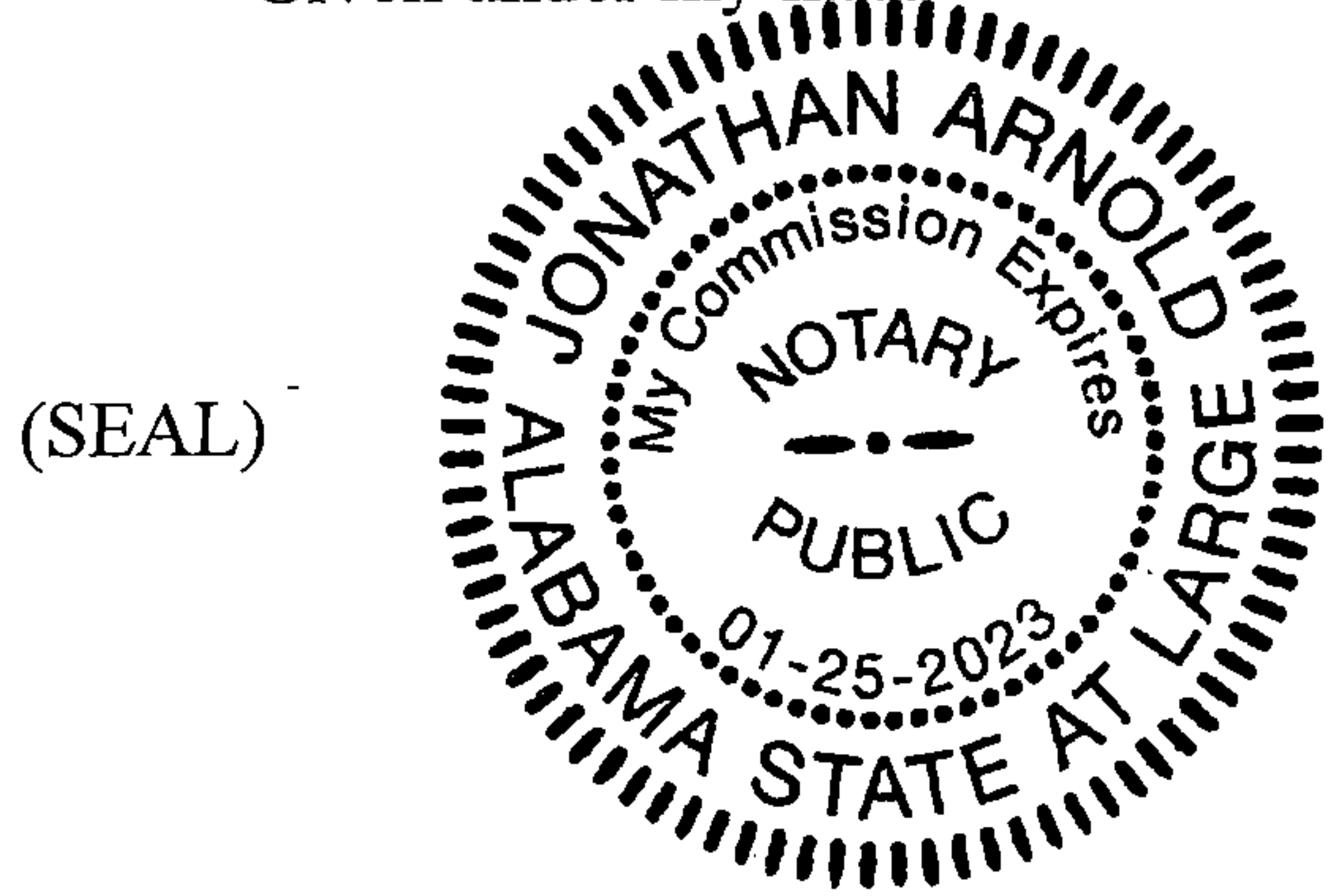


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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Stephen Keith Levan**, whose name, as Personal Representative of the Estate of Frankie Levan, 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, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of July, 2021.

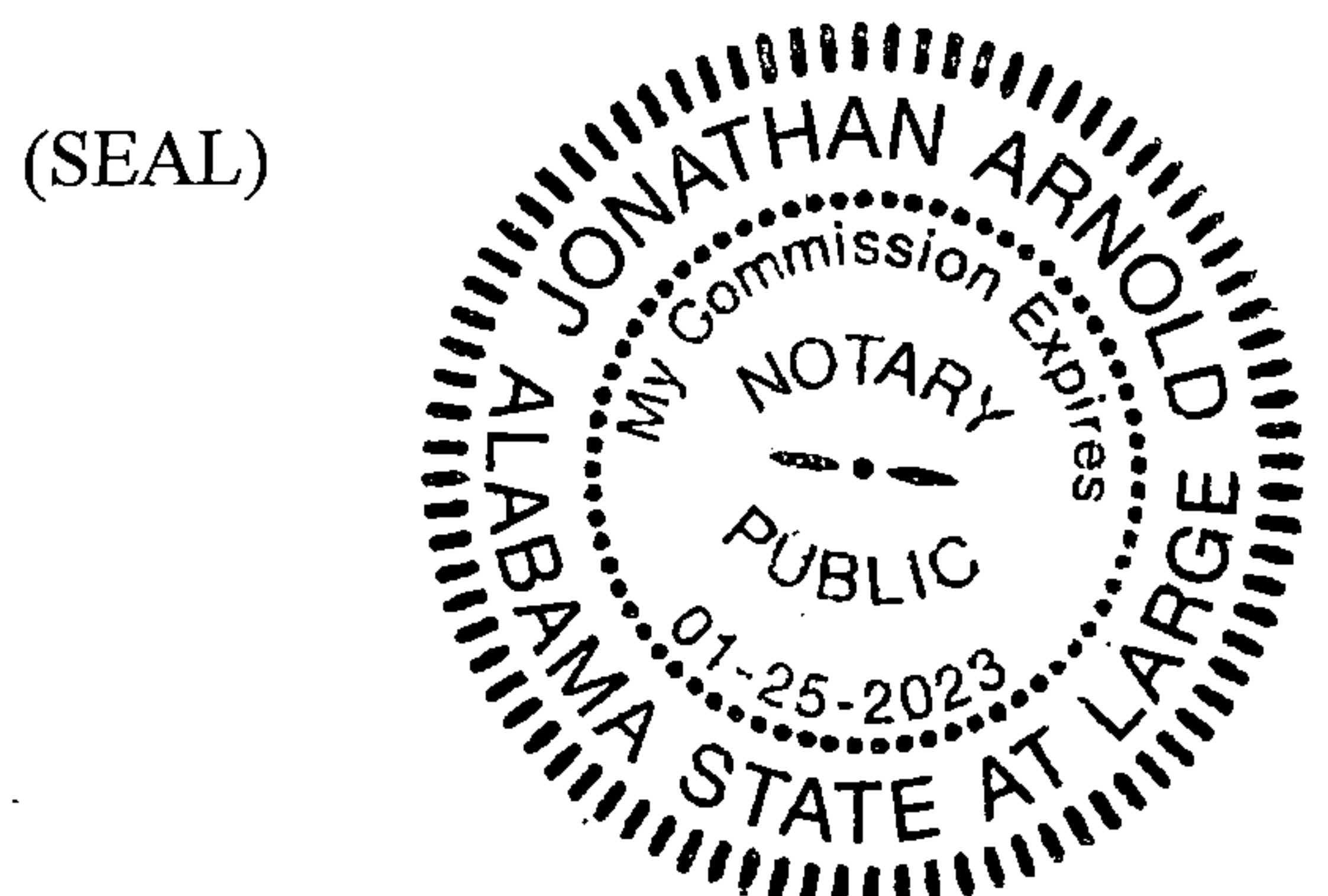


Jonathan Arnold
Notary Public:
My commission expires: 01-25-2023

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Julianne Levan**, whose name, as Personal Representative of the Estate of Frankie Levan, 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, she, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of July, 2021.



Jonathan Arnold
Notary Public:
My commission expires: 01-25-2023



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EXHIBIT "A"

Parcel # 13 1 12 2 001 018.000

Lot 29, Block 1, Cahaba Valley Estates, First Sector, according to the Map as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.



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>Stephen Keith Levan & Julianne Levan,</u>	Grantee's Name	<u>Stephen Keith Levan & Julianne Levan,</u>
Mailing Address	<u>PRS of Estate of Frankie Levan, dec'd</u>	Mailing Address	<u>Trustees of Charlotte Levan SNT</u>
	<u>665 Oak Glen Drive</u>		<u>665 Oak Glen Drive</u>
	<u>Birmingham, AL 35244</u>		<u>Birmingham, AL 35244</u>
Property Address	<u>913 Wilderness Circle</u>	Date of Sale	<u>7/26/2021</u>
	<u>Peiham, AL 35124</u>	Total Purchase Price \$	_____
	_____	or	
	_____	Actual Value \$	_____
		or	
		Assessor's Market Value \$	<u>170,900.00</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 <u>Shelby County tax assessor report</u> |
| <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 08.03.2021

Print Jenny Greene

Unattested _____
 (verified by)

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