

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Birmingham, AL 35226

Send Tax Notice to:
Gabrielle Okoh
186 Narrows Peak Circle
Birmingham, AL 35242

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made regarding the status of title or the accurateness of the legal description.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **PERSONAL REPRESENTATIVE'S DEED OF
) DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **GABRIELLE OKOH, as Personal Representative of the ESTATE OF LAWONDRA DIANE WRIGHT aka LAWONDRA D. WRIGHT, Shelby County Case No. PR-2022-000246** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantee, **GABRIELLE OKOH, Sole Heir** (hereinafter referred to as Grantee), said Grantee being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 45, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (with, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property Address: 186 Narrows Peak Circle, Birmingham, AL 35242

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

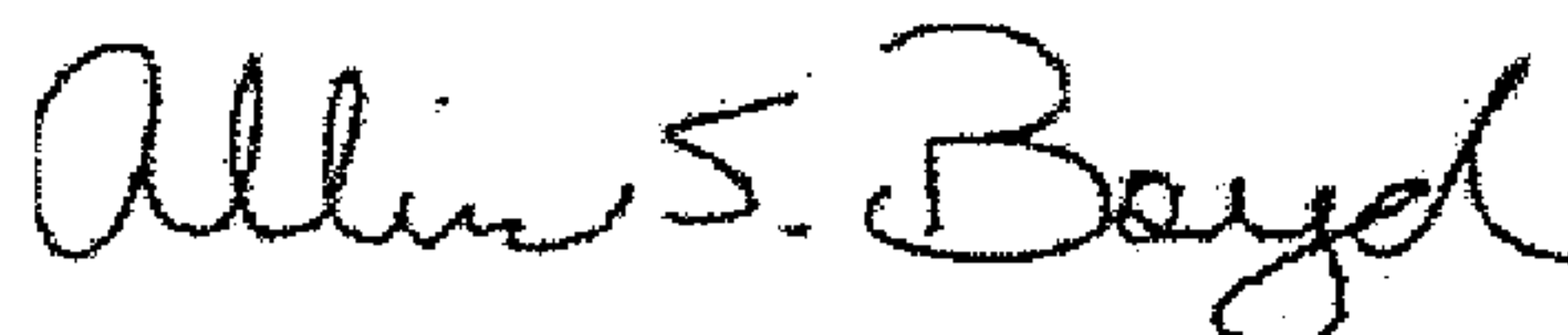
THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE NO. PR-2022-000246

LETTERS OF ADMINISTRATION

Letters of Administration on the estate of LAWONDRA DIANE WRIGHT, are hereby granted to GABRIELLE OKOH, who has duly qualified and given bond in the amount of \$345,000.00 as such Personal Representative(s), and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-8-76 (1975, as amended), the said personal representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under Ala. Code, §43-2-843 (1975, as amended) subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement. Personal Representative is limited to receiving the bond amount. No other funds or assets shall be paid to Personal Representative without the posting of additional bond and further order of this Court. All remaining funds shall be paid directly to the Probate Court of Shelby County, Alabama to be held in its fiduciary account.

WITNESS my hand and dated this 30th day of March, 2022.



ALLISON S. BOYD
JUDGE OF PROBATE

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the Letters of Administration issued in the above styled cause as appears of record in said court. I further certify that said letters are still in full force and effect.

WITNESS my hand and dated this 30th day of March, 2022.



CHIEF CLERK

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>GABRIELLE OKOH as PR</u>	Grantee's Name	<u>GABRIELLE OKOH</u>
Mailing Address	<u>186 NARROWS PEAK CIRCLE</u> <u>BIRMINGHAM, AL 35242</u>	Mailing Address	<u>186 NARROWS PEAK CIRCLE</u> <u>BIRMINGHAM, AL 35242</u>
Property Address	<u>186 NARROWS PEAK CIRCLE</u> <u>BIRMINGHAM, AL 35242</u>	Date of Sale	<u>March 31, 2023</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	<u>\$286,000.00</u>
		or	
		Assessor's Market Value	\$ _____

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>TAX VALUATION</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.

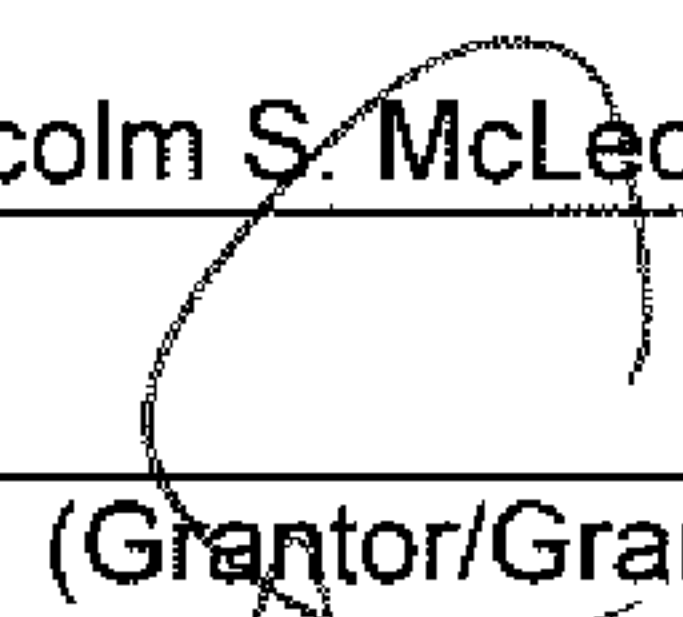
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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.

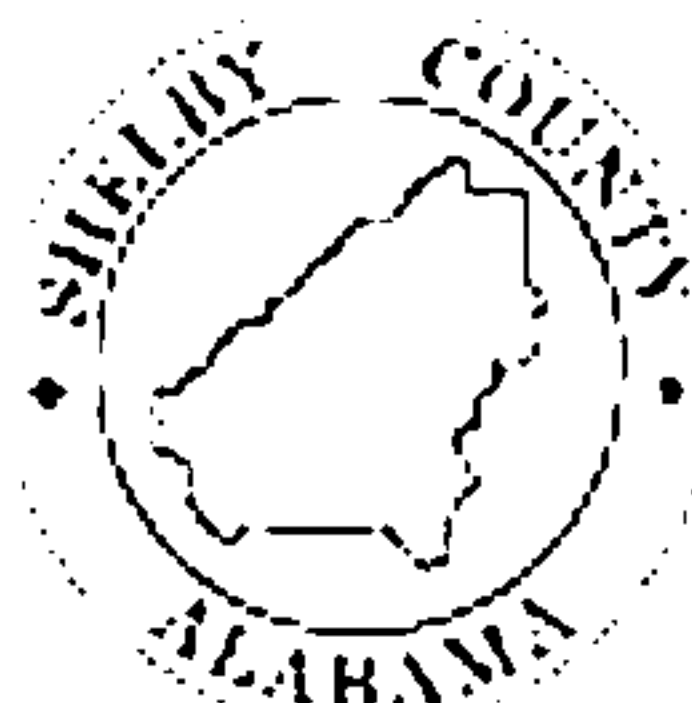
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	<u>March 31, 2023</u>	Print	<u>Malcolm S. McLeod</u>
	<u>Unattested</u>	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

File 230223



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/11/2023 09:45:36 AM
 \$33.00 JOANN
 20230411000101020

Form RT-1
 Alabama 08/2012 LSS

Allen S. Boyd