


STATE OF ALABAMA
SHELBY COUNTY

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20240429000124310 1/4 \$436.00
Shelby Cnty Judge of Probate, AL
04/29/2024 03:01:01 PM FILED/CERT

DEED OF DISTRIBUTION

THIS DEED made and entered into this 2ND day of April, 2024, by **JOSEPH STEVE ARLEDGE**, in his fiduciary capacity as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased, (hereinafter referred to as the "Grantor") to **JOSEPH STEVE ARLEDGE and wife, MARY B. ARLEDGE**, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (hereinafter referred to as the "Grantees").

RECITALS

1. **BETTY M. ARLEDGE**, (the "decedent"), died testate in Shelby County, Alabama, on or about the 11th day of September, 2023, and at the time of her death was a resident of Shelby County, Alabama.
2. The Decedent's Last Will and Testament dated November 18, 2008 (the "Will") was admitted to the Probate Court of Shelby County, Alabama, under Case No. PR-2023-000970, and Letters Testamentary were granted to Joseph Steve Arledge as Personal Representative on October 11, 2023.
3. Pursuant to paragraphs (a) and (b) of ITEM TWO of the Will, the Decedent devised certain of her real property to her son, Joseph Steve Arledge.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does grant, bargain, transfer and convey unto the said GRANTEES, all the Decedent's Estate's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

That certain real property described on Exhibit A, attached hereto and included herein by reference the same as if set forth in its entirety.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and subject to ad valorem taxes, mineral and mining rights, easements, rights of way, covenants, restrictions, and limitation of record.

TO HAVE AND TO HOLD to the said GRANTEES forever, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**.

This instrument is executed by the Personal Representative 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 the Personal Representative in his individual capacity. The Personal Representative expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.

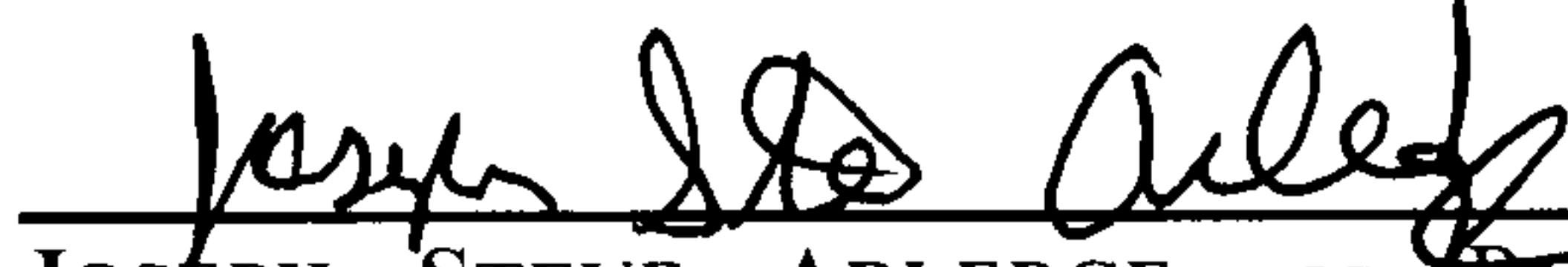
Shelby County, AL 04/29/2024
State of Alabama
Deed Tax: \$405.00



20240429000124310 2/4 \$436.00
Shelby Cnty Judge of Probate, AL
04/29/2024 03:01:01 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:



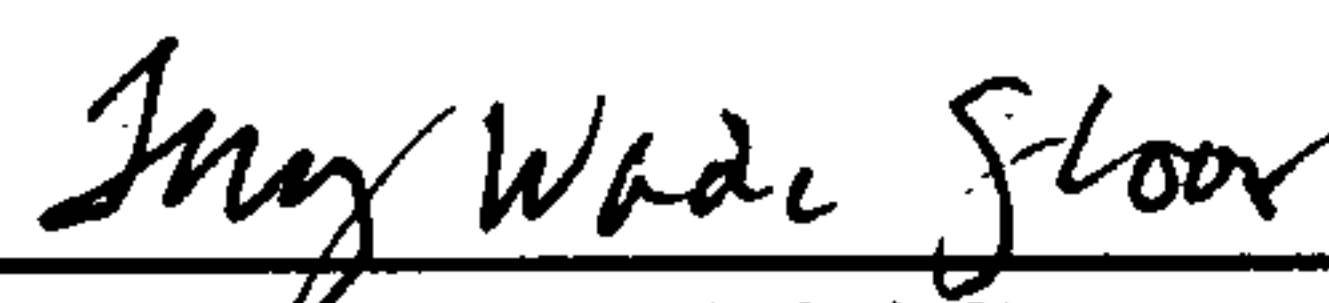
JOSEPH STEVE ARLEDGE, as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased

STATE OF ALABAMA
SHELBY COUNTY

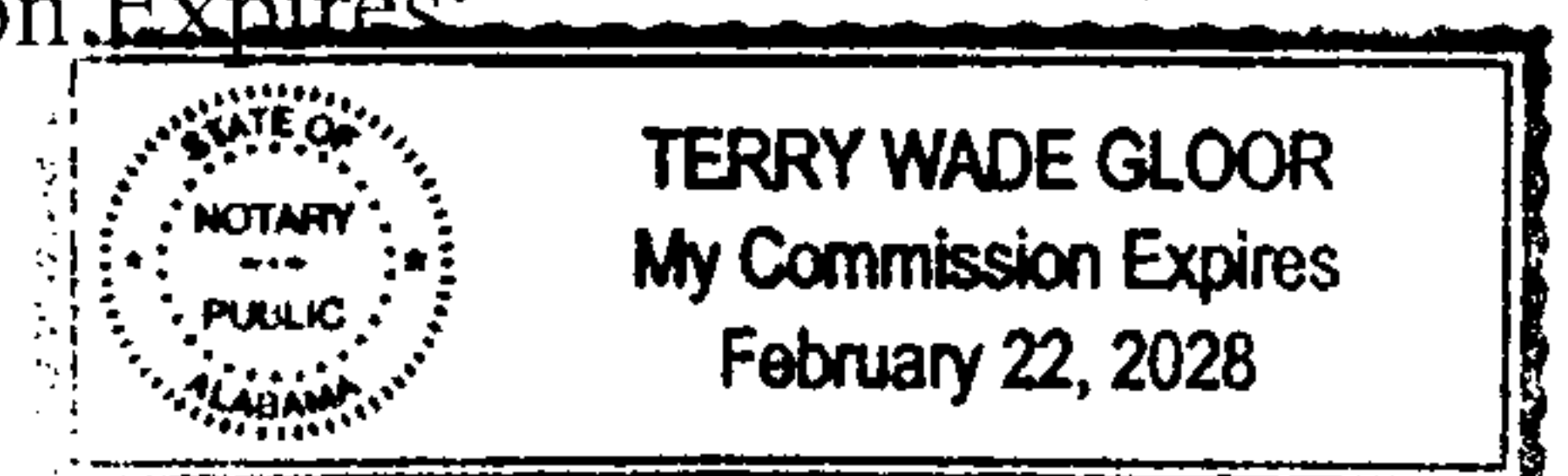
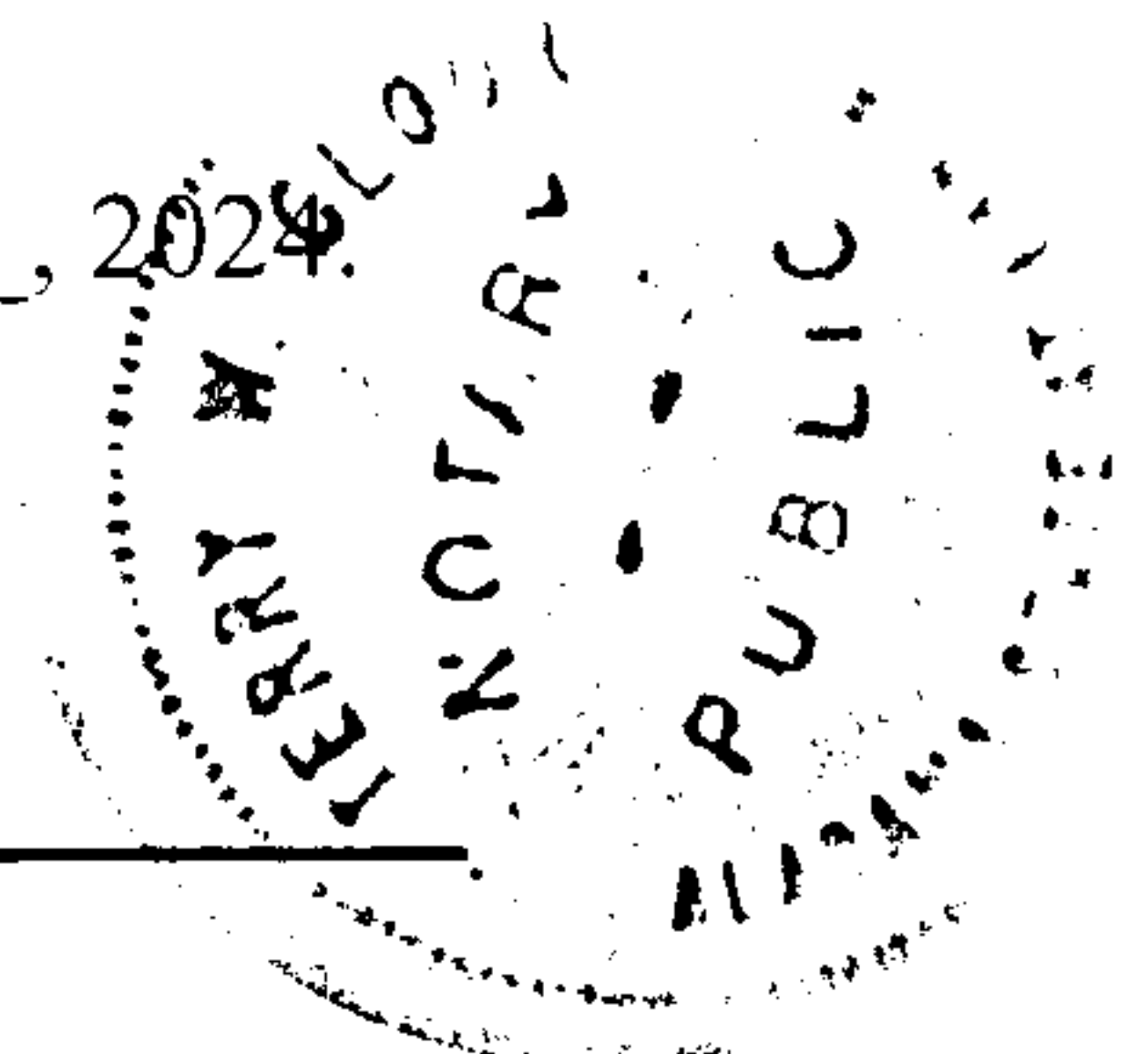
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I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that **JOSEPH STEVE ARLEDGE**, whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate.

Subscribed and sworn to before me this 2ND of April, 2024.



NOTARY PUBLIC
My Commission Expires:



This Instrument Prepared By:

Terry W. Gloor
Gloor Law Firm, LLC
200 Century Park South
Suite 114
Birmingham, Alabama 35226
(205) 968-1900
tgloor@gloorlawfirm.com

Send Tax Notice To:
Joseph Steve Arledge
7706 Highway 22
Montevallo, AL 35115

A parcel of land situated part in the E. ½ of the N.E. ¼ of Section 2, and part in the W. ½ of the N.W. ¼ of Section 1, Township 22 South, Range 3 West, described as follows:

Commence at the N.E. corner of Section 2 and go South 00 Degrees 55 Minutes 39 Seconds East along the East Boundary of Section 2 for 16.00 feet to the Point of Beginning; thence South 45 Degrees 00 Minutes 17 Seconds West for 13.92 feet; thence South 00 Degrees 55 Minutes 39 Seconds East for 2559.38 feet to the North Boundary of Shelby County Highway No. 22; thence South 88 Degrees 46 Minutes 38 Seconds East along the North Boundary of Shelby County Highway No. 22 for 1317.00 feet to a point 10.00 feet West of the East Boundary of the W. ½ of the N.W. ¼ of Section 1; thence North 00 Degrees 57 Minutes 48 Seconds West for 2592.00 feet to the North Boundary of the W. ½ of the N.W. ¼ of Section 1, said point being 10.00 feet West of the N.E. Corner of said W. ½ of the N.W. ¼; thence North 89 Degrees 03 Minutes 48 Seconds West along the North Boundary of said W. ½ of the N. W. ¼ for 1289.14 feet; thence South 45 Degrees 00 Minutes 17 Seconds West for 22.26 feet to the Point of Beginning, containing 78.15 Acres, more or less.

Parcel No. 27 1 01 0 001 008.000

Begin at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 22 South, Range 3 West; thence North along the west line of said ¼- ¼ section a distance of 1319.37 feet to a point on the south line of Shelby Country Road No. 22; thence along said road line S 88deg. 02'03" E a distance of 638.54 feet; thence S 00 deg 05'40" a distance of 1319.35 feet; thence N 88 deg. 02'36"W a distance of 640.71 feet back to the point of beginning. Containing 19.36 acres, more or less.

Parcel No. 27 1 01 0 001 009 .000

A part of the NE quarter of the SW quarter of Section 1, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of the SW ¼ of Section 1, Township 22 South, Range 3 West, and run thence South along the West line of said ¼- ¼ a distance of 420 feet; thence run East and parallel with the north line of said ¼- ¼ a distance of 420 feet; thence run North and parallel with the West line of said ¼ - ¼ a distance of 420 feet to the North line thereof; thence run West along the North Line of said ¼ - ¼ a distance of 420 feet to the point of beginning; being situated in the NE ¼ of the SW ¼ of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama

Parcel No. 27 1 01 0 001 019.002

Real Estate Sales Validation Form

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

Grantor's Name	JOSEPH STEVE ARLEDGE	Grantee's Name	JOSEPH STEVE ARLEDGE MARY B. ARLEDGE
Mailing Address	PERSONAL REP. 7706 Hwy 22 Montevallo Al 35115	Mailing Address	7706 Hwy 22 MONTEVALLO, AL 35115
Property Address	3 Parcels 7611 Hwy 22 Montevallo, AL 19 acres on Hwy 22 Corner CR 22 and CR 16	Date of Sale	APRIL 2, 2024
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	\$392,700 + \$3,250 + \$8,990=
		Assessor's Market Value	\$404,940 TOTAL 3 PARCELS

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 TAX ASSESSOR'S MARKET VALUE
☐ 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 APRIL 2, 2024
☐ Unattested

Sign: Terry W. Gloor Print: Terry W. Gloor
Grantor/Grantee/Owner/Agent

Form RT-1