

This instrument prepared by:
William S. Fishburne, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Send tax notice to:
Walter David Dickson, Jr.
5450 Dickson Court
Birmingham, AL 35242

This instrument was prepared without the benefit of title review.

STATE OF ALABAMA)

PERSONAL REPRESENTATIVE'S DEED IN DISTRIBUTION

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that we, **DEBRA JANE FISHBURNE, WALTER DAVID DICKSON, JR., and CAROLYN ANN DICKSON**, as Personal Representatives of the Estate of **WALTER DAVID DICKSON**, Deceased, by appointment of the Probate Court of Shelby County, Alabama, in Case No. PR-2007-000335, in order to fulfill and carry out the devises in the Will of said deceased, do hereby grant, bargain, sell and convey to **WALTER DAVID DICKSON, JR. and JENNIFER GAY DICKSON**, as joint tenants with right of survivorship, all of the right, title and interest of the said **WALTER DAVID DICKSON** in and to the following described real estate lying and situated in Shelby County, Alabama:

(See Exhibit A for legal description)

Said real estate is conveyed subject to the following, to-wit:

- 1) Lien of ad valorem taxes, charges and assessments for the current year and all subsequent years hereafter falling due; and
- 2) all easements, restrictions, reservations and covenants of record.

Together with all and singular, the rights, members, privileges, easements and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said parcel of land unto the said **WALTER DAVID DICKSON, JR. and JENNIFER GAY DICKSON**, their successors and assigns forever.

This deed is executed pursuant to the provisions of the Last Will and Testament of **WALTER DAVID DICKSON**.

IN WITNESS WHEREOF, the said **DEBRA JANE FISHBURNE, WALTER DAVID DICKSON, JR., and CAROLYN ANN DICKSON**, have hereunto subscribed their names as Personal Representatives of the Estate of **WALTER DAVID DICKSON**, Deceased, on this the 22 day of May, 2012.

AS PERSONAL REPRESENTATIVES OF THE
ESTATE OF WALTER DAVID DICKSON, DECEASED:

Debra Jane Fishburne
DEBRA JANE FISHBURNE

Walter David Dickson, Jr.
WALTER DAVID DICKSON, JR.

Carolyn Ann Dickson
CAROLYN ANN DICKSON

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DEBRA JANE FISHBURNE**, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of **WALTER DAVID DICKSON**, Deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 2nd day of May, 2012.

[SEAL]

Shelby Hester Sher
NOTARY PUBLIC

My Commission Expires: April 26, 2013

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **WALTER DAVID DICKSON, JR.**, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of **WALTER DAVID DICKSON**, Deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 2nd day of May, 2012.

[SEAL]

Shelby Hester Sher
NOTARY PUBLIC

My Commission Expires: April 26, 2013



20120905000335300 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/05/2012 02:20:28 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CAROLYN ANN DICKSON**, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of **WALTER DAVID DICKSON**, Deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 22nd day of May, 2012.

[SEAL]

Debra Hester Shee
NOTARY PUBLIC

My Commission Expires: April 26, 2013




20120905000335300 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3 inch capped iron found locally accepted to be the Southwest corner of said Section 22; thence run on an assumed bearing of North 00 degrees, 02 minutes, 28 seconds West along the West line of said Section 22 for a distance of 407.86 feet to the point of beginning; thence continue North 00 degree, 02 minutes, 28 seconds West for a distance of 258.00 feet to a point; thence run North 88 degrees, 56 minutes, 57 seconds East for a distance of 314.14 feet to a point; thence run South 00 degrees, 12 minutes, 48 seconds West for a distance of 259.99 feet to a point; thence run South 89 degrees, 18 minutes, 36 seconds West for a distance of 312.95 feet to the point of beginning; said parcel of land containing 1.9 acres, more or less.

1987120


20120905000335300 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/05/2012 02:20:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Walter David Dickson Grantee's Name Walter David Dickson Jr. & Jennifer Gay Dickson
Mailing Address 1479 Milner Crescent Mailing Address 5450 Dickson Court
Birmingham AL 35205 Birmingham AL 35205

Property Address 5450 Dickson Court Date of Sale 05/22/2012
Birmingham AL 35242 Total Purchase Price \$
(Lot 1 Dickson or
Family Subdivision) Actual Value \$
Assessor's Market Value \$38,000.00

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 2012 Assessors MV
☐ Closing Statement Record 035223002 060.000 Pro-rated

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 8/29/12 Print Estate of Walter David Dickson
By Debra Dickson Fishburne, Personal Rep.
Unattested Sign Debra Dickson Fishburne
(Grantor/Grantee/Owner/Agent) circle one



verified by)