


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

Send tax notice to:
Carolyn Ann Dickson
5440 Dickson Court
Birmingham, AL 35242

This instrument was prepared without the benefit of title review.


20120905000335320 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
09/05/2012 02:20:30 PM FILED/CERT

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 **CAROLYN ANN DICKSON** 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 **CAROLYN ANN DICKSON**, her 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]

Jessie Hilda Steele
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]

Jessie Hilda Steele
NOTARY PUBLIC

My Commission Expires: April 26, 2013



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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 2nd day of May, 2012.

[SEAL]

Debra W. Sherr
NOTARY PUBLIC

My Commission Expires: April 26, 2013



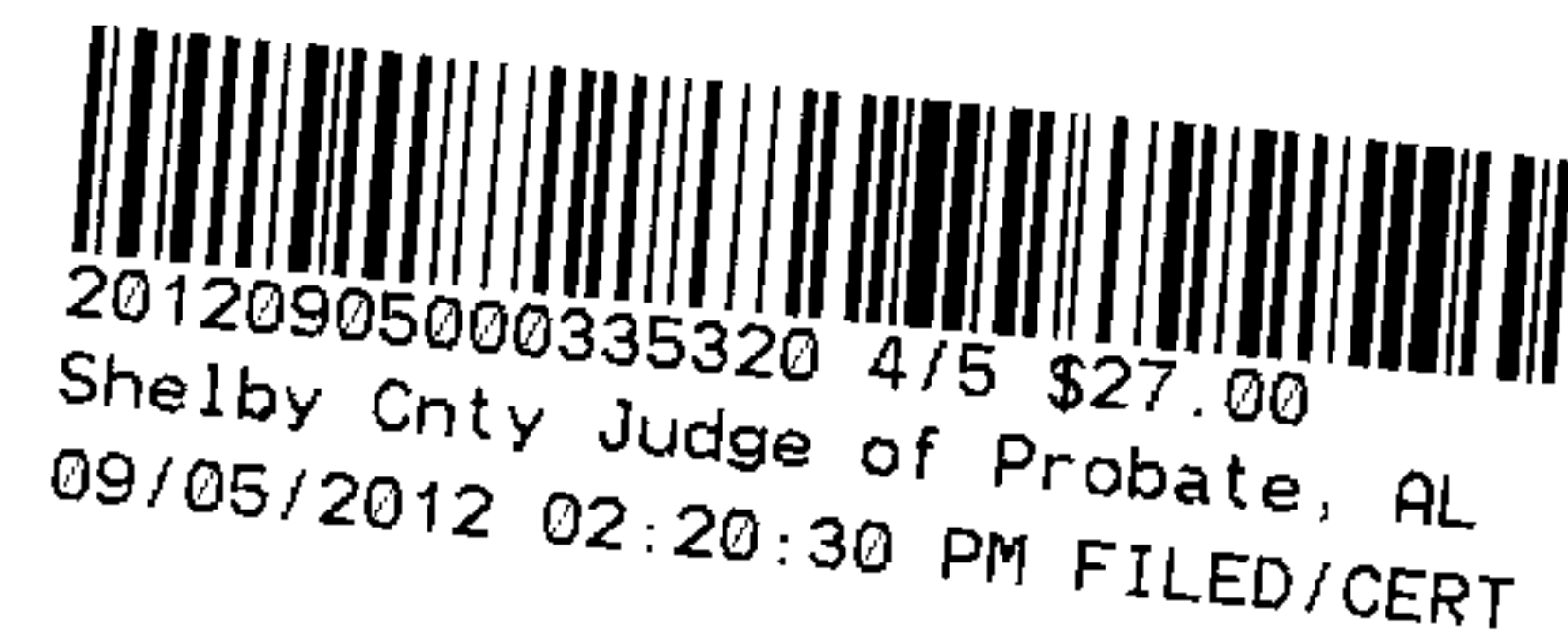
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EXHIBIT A

A Parcel of Land known as Lot 3, Dickson Family Subdivision and 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:

Begin at a 3" capped iron found locally accepted to be the Southwest corner of said Section 22; thence run N 00 degrees 02 minutes 28 seconds W along the West line of said Section 22 for a distance of 153.58 feet to an iron pin set; thence run N 53 degrees 09 minutes 05 seconds E for a distance of 150.55 feet to an iron pin set; thence run S 57 degrees 13 minutes 14 seconds E for a distance of 434.02 feet to an iron pin set; thence run S 88 degrees 57 minutes 06 seconds W for a distance of 485.35 feet to the point of beginning. Said parcel containing 1.5585 acres, more or less.

1987118



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
Mailing Address 1479 Milner Crescent
Birmingham AL 35205

Grantee's Name Carolyn Ann Dickson
Mailing Address 5440 Dickson Court
Birmingham AL 35242

Property Address 5440 Dickson Court
Birmingham AL 35242
(Lot 3 in Dickson
Family Subdivision)

Date of Sale 05/22/2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 249,770

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other 2012 Assessor's MV
Record 035223002060000 Recorded

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

Unattested

Print Estate of Walter David Dickson
By: Debra Dickson Fishburne, Personal Representative
Sign Debra Dickson Fishburne
(Grantor/Grantee/Owner/Agent) circle one

ified by)

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Form RT-1