


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

Send tax notice to:
Debra D. Fishburne
1749 Milner Crescent Drive
Birmingham, AL 35205

This instrument was prepared without the benefit of title review.


20120905000335330 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
09/05/2012 02:20:31 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 **DEBRA JANE FISHBURNE, WALTER DAVID DICKSON, JR., and CAROLYN ANN DICKSON** as tenants in common with equal interests, all of the right, title and interest of the said **WALTER DAVID DICKSON** (which is a one-third (1/3) undivided interest as a tenant in common) 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 Grantees, 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]

Debra Elder-Shee
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]

Debra Elder-Shee
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 **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]

[Signature]
NOTARY PUBLIC
My Commission Expires: April 26, 2013




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EXHIBIT A

A parcel of land situated in the Southwest quarter of 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 the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 21; thence North $42^{\circ}44'15''$ East along the Northeasterly diagonal of the Northeast Quarter of the Southeast Quarter of said section, 1,480.69 feet to the POINT OF BEGINNING; thence continue along last described course, 410.00 feet to the Northeast Corner of the Southeast Quarter of Section 21, also being the Northwest Corner of the Southwest Quarter of Section 22; thence North $87^{\circ}27'48''$ East, and along the North line of said Southwest Quarter, 896.42 feet to the beginning of a curve to the left, said curve having a central angle of $46^{\circ}45'00''$, a radius of 330.77 feet, an arc length of 269.89 feet, and a chord of 262.47 feet as measured along a bearing of South $64^{\circ}05'18''$ West; thence along said arc, 269.89 feet to the point of tangency; thence South $40^{\circ}42'48''$ West, 120.00 feet to the beginning of a curve to the right, said curve having a central angle of $32^{\circ}30'00''$, a radius of 304.51 feet, an arc length of 172.73 feet and a chord of 170.42 feet as measured along a bearing of South $64^{\circ}05'18''$ West; thence along said arc, 172.73 feet to the point of tangency; thence South $73^{\circ}12'48''$ West, 110.00 feet to the beginning of a curve to the left; said curve having a central angle of $34^{\circ}29'30''$, a radius of 460.86 feet, an arc length of 277.43 feet, and a chord of 273.26 feet as measured along a bearing of South $55^{\circ}58'03''$ West; thence along said arc, 277.43 feet to the point of tangency; thence South $38^{\circ}43'18''$ West, 156.89 feet to a point; thence North $47^{\circ}15'45''$ West, 390.28 feet to the POINT OF BEGINNING, said parcel containing 6.85 acres, more or less.


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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 See attached
Mailing Address 1479 Milner Crescent
Birmingham AL 35205

Property Address N/A
Vacant lot in
Saddle Creek Subdivision

Date of Sale 05/22/2012
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 114,167

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 03 5 223 001 004.001 Prorated

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, Record Rep.

Sign Debra Dickson Fishburne

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ed by)



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Form RT-1

Attachment to Form RT-1
Grantees & Addresses:

Debra Jane Dickson Fishburne
1479 Milner Crescent
Birmingham AL 35205

Carolyn Ann Dickson
5440 Dickson Court
Birmingham AL 35242

Walter David Dickson, Jr.
5450 Dickson Court
Birmingham AL 35242

