

This Instrument Prepared By:
Kimberly M. Brannon, Esq.
The Brannon Law Firm, LLC
P.O. Box 53
Columbiana, AL 35051

Send Tax Notice To:

DEED OF DISTRIBUTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS DEED made and entered into the 15th day of August, 2012, by **Jeffrey Bryan Benson**, as Executor of the Estate of **Oscar Bryan Benson**, deceased (herein referred to as Grantor), to **Jeffrey Bryan Benson**, as Trustee of the "Trust for the Benefit of Jean Harris Benson" set forth under Article Five of the Decedent's Last Will and Testament, (herein referred to as Grantee).

RECITALS:

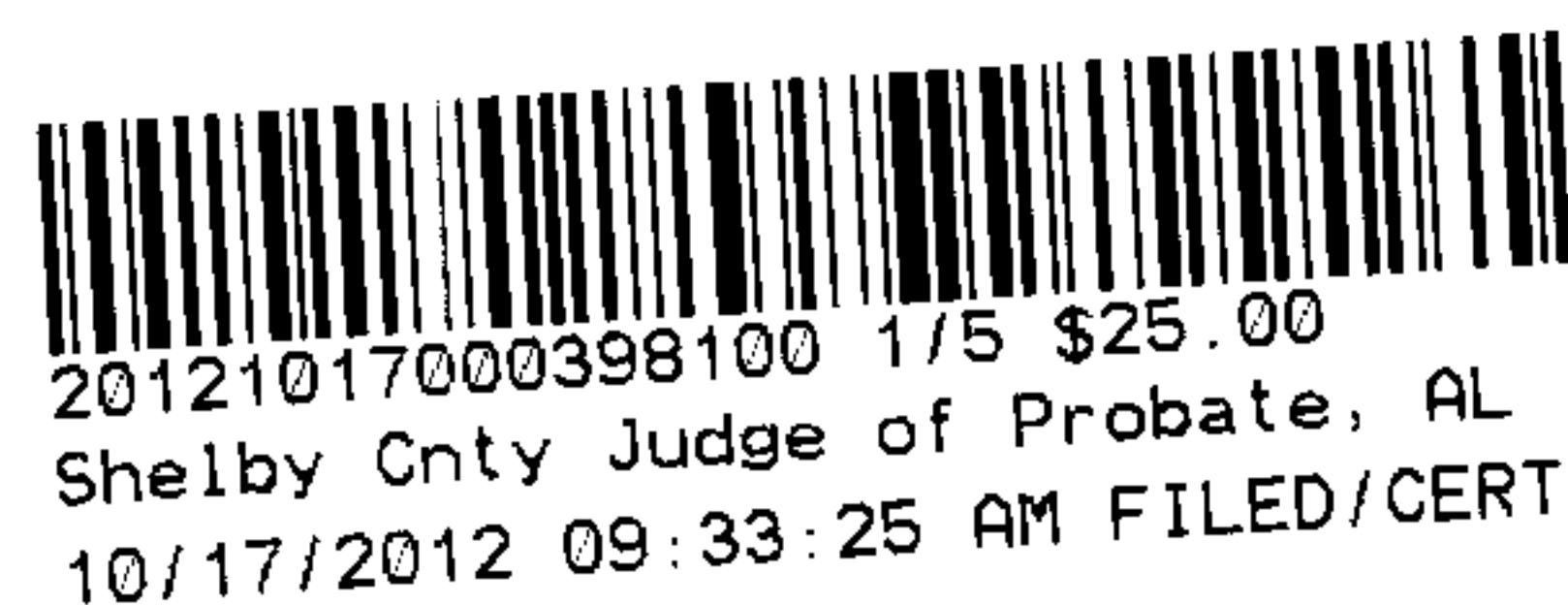
1. **Oscar Bryan Benson**, (herein referred to as Decedent), died testate on the 19th day of April, 2012. His Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama on July 5, 2012, under Case Number PR12-395 by said Court. Said Court issued Letters Testamentary to Grantor on July 11, 2012, authorizing **Jeffrey Bryan Benson** to act on behalf of the Estate of the Decedent.

2. Under Article Four of Decedent's Last Will and Testament, **Oscar Bryan Benson** makes a devise of all of the decedent's real estate to the decedent's spouse, to be held in trust subject to Article Five of Decedent's Last Will and Testament, wherein Jeffrey Bryan Benson is named as Trustee of said Trust.

4. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to the Grantor under Article Four of Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto the Grantee as follows: All right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

SEE EXHIBIT A



Subject to:

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the year 2012 and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to the said Grantee, and to it's respective successors and assigns, forever.


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

IN WITNESS WHEREOF the Grantor has executed this conveyance by setting his signature hereto this the 1st day of August, 2012.

THE ESTATE OF OSCAR BRYAN BENSON, Decedent



JEFFREY BRYAN BENSON - Executor


20121017000398100 2/5 \$25.00
Shelby Cnty Judge of Probate, AL
10/17/2012 09:33:25 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that JEFFREY BRYAN BENSON, whose name as Executor of the Estate of OSCAR BRYAN BENSON, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in his representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 1st day of August,
2012.

Zmick
Notary Public: _____
My Commission Expires: 8/14/16

(SEAL)



20121017000398100 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
10/17/2012 09:33:25 AM FILED/CERT

Exhibit A

Commence at the Northeast Corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1263.0 feet to point of beginning, thence turn an angle of 100°53' to the left for a distance of 294.72 feet, thence turn an angle to the right of 74°06' and run a distance of 240.88 feet to east Right of Way line of Highway #31, thence turn an angle to the right of 87°58' and run a distance of 52.89 feet; thence turn an angle of 7°06' to the right along said Right of Way line for a distance of 161.78 feet, thence turn an angle of 90° to the right and run 10 feet, thence turn an angle of 88°31' to the left along said Right of Way line for a distance of 210.76 feet to the North line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 12; thence turn an angle of 110°14' to the right and run along the North line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and along the North line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 308.66 feet to point of beginning.

LESS AND EXCEPT that part conveyed to the City of Alabaster recorded in Volume 256, page 836, more particularly described as follows:

Commence at Northeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West and run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1263.0 feet to point of beginning, thence continue along the same said course for a distance of 145.52 feet, thence turn an angle of 111°43' to the left for a distance of 157.30 feet, thence turn an angle of 95°04' to the left for a distance of 117.92 feet, thence turn an angle of 74°06' to the left for a distance of 94.72 feet to point of beginning.

Also an 18 foot easement of uniform width, the westerly line being hereinafter described for roadway purposes over and along the following described land: Commence at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 12, Township 21 South, Range 3 West and in a westerly direction along the north line of said quarter-quarter, run a distance of 1263.0 feet to the point of beginning; thence turn an angle of 100 deg. 53 min. to the left for a distance of 154.51 feet; thence continue along the same said course southerly for a distance of 210.91 feet; thence turn an angle of 1 deg. 46 min. to the right along said westerly right of way line for a distance of 100.65 feet; thence turn an angle of 20 deg. 55 min. to the right along said westerly right of way line of said easement for a distance of 139.23 feet; thence turn an angle of 22 deg. 00 min. to the right along the westerly right of way or northerly right of way line for a distance of 48.17 feet; thence turn an angle of 27 deg. 48 min. to the right along said right of way line for a distance of 63.40 feet to the easterly right of way line of U. S. Highway 31 and the end of said easement. The above easement is to be 18 feet of uniform width extending easterly from the above described westerly line.

The above described property is situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama. Said easement shall be for mutual benefit of all property abutting said roadway and shall not be construed as being exclusive as to any owners.



20121017000398100 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
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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 Oscar Benson
Mailing Address 637 Parkside Circle
Helena AL 35080

Grantee's Name Trust for Jean Harris Benson
Mailing Address 637 Parkside Circle
Helena AL 35080

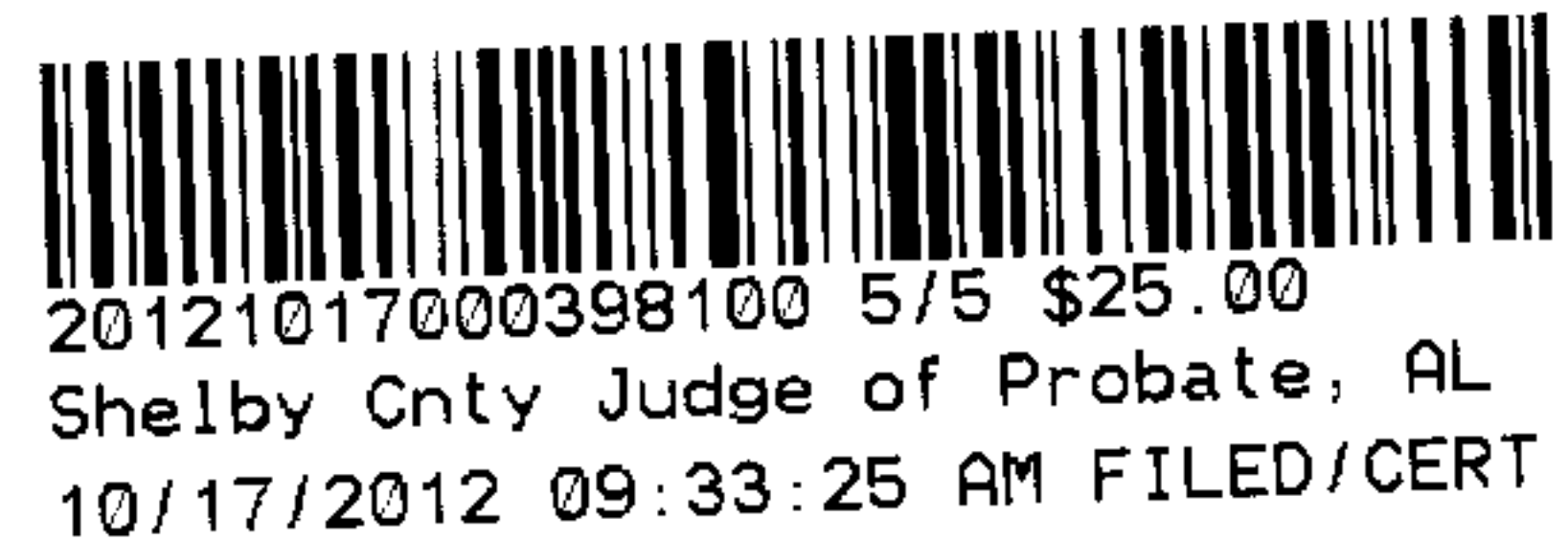
Property Address undeveloped land

Date of Sale August 1 2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 132,500.

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



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 10/16/12

Print Kimberly M Brannon

☒ Unattested

(Pam King)
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one