

To clear title

This instrument prepared from information
supplied by the Grantor and without any title
examination or opinion by:
Bruce A. Rawls, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Send tax notices to:
Catherine M. Farrell
#8 The Oaks Circle
Birmingham, AL 35244

PERSONAL REPRESENTATIVES' DEED IN DISTRIBUTION

STATE OF ALABAMA)

SHELBY COUNTY)



20130130000039970 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
01/30/2013 12:03:36 PM FILED/CERT

THIS DEED, made this 21st day of December, 2012, by **CATHERINE M. FARRELL, DARYL ANN FARRELL** and **KIMBERLY ANN FARRELL**, as Personal Representatives under the Last Will and Testament of **DAN A. FARRELL, JR.**, deceased (hereinafter referred to as the "Grantor") to **CATHERINE M. FARRELL, DARYL ANN FARRELL** and **KIMBERLY ANN FARRELL**, as Trustees of the Family Trust established under Item Four of the Last Will and Testament of Dan A. Farrell, Jr. dated February 5, 1998 (the devisee of Decedent's interest in and to the property described herein under Decedent's Last Will and Testament) (hereinafter referred to as the "Grantee").

W I T N E S S E T H:

WHEREAS, DAN A. FARRELL, JR. (the "Decedent"), a resident of Birmingham, Shelby County, Alabama, died on March 11, 2012; and

WHEREAS, on or about May 10, 2012, the Decedent's Last Will and Testament was admitted to probate in the Probate Court of Shelby County, Alabama (Case No. PR-2012-000192) and **CATHERINE M. FARRELL, DARYL ANN FARRELL** and **KIMBERLY ANN FARRELL** were duly appointed as the Personal Representatives of the Estate of the Decedent; and

WHEREAS, it is the purpose of this Deed to distribute to the Grantee the real property hereinafter described, in accordance with Item Three and Item Four of Decedent's Last Will and Testament dated February 5, 1998;


NOW, THEREFORE, the Grantors, acting as Personal Representatives of the Estate of **DAN A. FARRELL, JR.**, do by these presents grant, bargain, sell and convey unto the Grantee all of decedent's interest in and to that certain parcel of real property located in Shelby County, Alabama, including any improvements thereon, more particularly described as follows:

Lot 8, together with an undivided 1/43rd interest in Lott 44 (common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and agreements of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors, acting as Personal Representatives of the Estate of **DAN A. FARRELL, JR.**, deceased, have hereunto set their hands and seals as of the day and year first above written.


CATHERINE M. FARRELL
as Personal Representative of the
Estate of DAN A. FARRELL, JR., Deceased

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE M. FARRELL**, whose name, as Personal Representative of the Estate of DAN A. FARRELL, JR., is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this Deed, she, in her capacity as such Personal Representative, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal of office, this the 21 day of December, 2012.



Notary Public

My Commission Expires: _____

(SEAL)

MY COMMISSION EXPIRES AUGUST 14, 2010

Daryl Ann Farrell

DARYL ANN FARRELL

as Personal Representative of the
Estate of DAN A. FARRELL, JR., Deceased

STATE OF NEW YORK)

WESTCHESTER COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DARYL ANN FARRELL**, whose name, as Personal Representative of the Estate of DAN A. FARRELL, JR., is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this Deed, she, in her capacity as such Personal Representative, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal of office, this the 12th day of DECEMBER, 2012.

CHANDER P. JAWA
Notary Public, State of New York
Qualified in Westchester County
(SEAL) No. 01JA6084918
My Commission Expires 12-16-2014

Chander P. Jawa

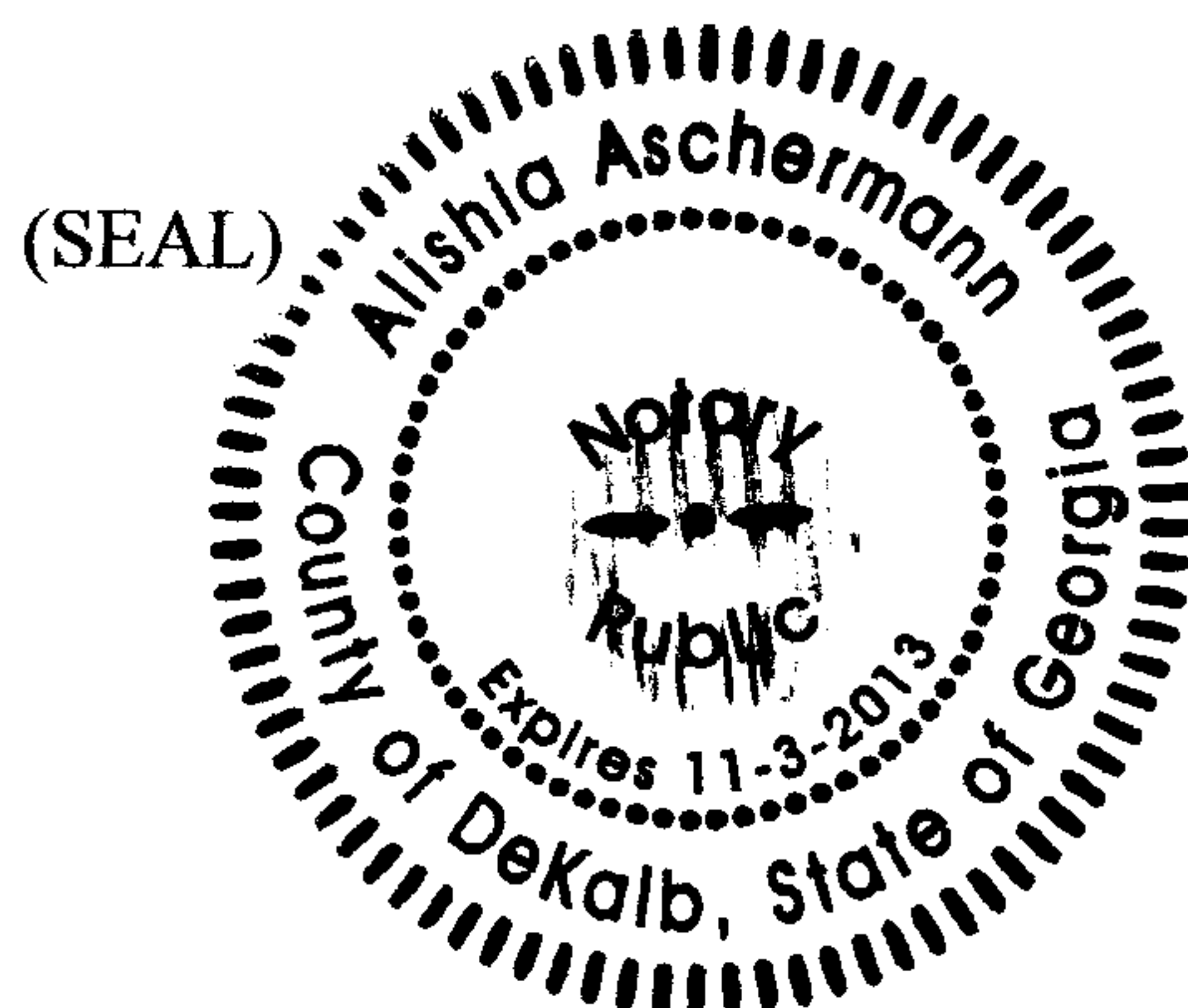
Notary Public
My Commission Expires: 12-16-2014

Kimberly Ann Farrell
KIMBERLY ANN FARRELL
as Personal Representative of the
Estate of DAN A. FARRELL, JR., Deceased

STATE OF Georgia)
DeKalb)
DeKalb COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KIMBERLY ANN FARRELL**, whose name, as Personal Representative of the Estate of DAN A. FARRELL, JR., is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this Deed, she, in her capacity as such Personal Representative, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal of office, this the 17th day of December, 2012.



Alishia Aschermann
Notary Public
My Commission Expires: 11/3/2013

Real Estate Sales Validation Form

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

Grantor's Name: Catherine M. Farrell Mailing Address: #8 The Oaks Circle Birmingham, AL 35244	Grantee's Name: Catherine M. Farrell Mailing Address: #8 The Oaks Circle Birmingham AL 35244
Property Address: #8 The Oaks Circle Birmingham, AL 35244	Date of Sale: Distribution Deed dated 12/21/12
	Total Purchase Price: or Actual Value: or Assessor's Market Value: \$244,000.00

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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other:	<u>Assessor's Market Value</u>
<input type="checkbox"/> 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 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: January 26, 2013

Print: Catherine M. Farrell

☒ Unattested

(verified by)

Sign:

Catherine M. Farrell
(Grantor/Grantee)