

This Instrument Prepared By:  
Lynn Campisi  
Lynn Campisi, P. C.  
3008 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:

**ROBERT W. TOLER, JR.**  
**3604 Chippenham Drive**  
**Birmingham, AL 35242**

## DEED OF DISTRIBUTION

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )


THIS DEED made and entered into the 13 day of May, 2013, by **Robert W. Toler, Jr.** as Personal Representative of the **Estate of Ruby E. Toler, a\k\ Ruby Blankenship Toler**, deceased (herein referred to as Grantor), and **Robert W. Toler, Jr.**, individually, and **Robert W. Toler, Jr. as Trustee of the Trust for the benefit of Katherine Elizabeth Short**, as set forth under Article Four of the Will of **Ruby E. Toler, a\k\ Ruby Blankenship Toler**, dated November 23, 2009 (herein referred to as Grantees).

### RECITALS:

1. **Ruby E. Toler, a\k\ Ruby Blankenship Toler** (herein referred to as Decedent) died testate on the 29th day of August, 2012. Her Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on October 22, 2012, under Case Number PR-2012-000655 by said Court. Said Court issued Letters Testamentary to **Robert W. Toler, Jr.** on October 26, 2012, authorizing **Robert W. Toler, Jr.** to act as Personal Representative on behalf of the Estate of the Decedent.

2. Under Article Three of Decedent's Last Will and Testament, **Ruby E. Toler, a\k\ Ruby Blankenship Toler** makes a devise of the rest and residue of the decedent's Estate to Robert W. Toler, Jr. and Katherine Elizabeth Short, in equal shares, with any share distributed to Katherine Elizabeth Short to be held pursuant to the Trust for the Benefit of Katherine Elizabeth Short. Under Article Four of Decedent's Last Will and Testament, **Ruby E. Toler, a\k\ Ruby Blankenship Toler** sets up a Trust for her daughter, **Katherine Elizabeth Short**, with Special Needs Provisions, with any devise to Katherine Elizabeth Short to be held in trust subject to the provisions of Article Four of Decedent's Last Will and Testament, wherein **Robert W. Toler, Jr.** is named as Trustee of said Trust.

3. Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantees according to the terms of the Decedent's Last Will and Testament.

  
20130514000198450 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
05/14/2013 08:34:28 AM FILED/CERT

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

**Lot 22, according to the Survey of Inverness Green, as recorded in Map Book 21, page 6, in the Probate Office of Shelby County, Alabama.**

Subject to:

Easements and restrictions of record, if any.

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 current year 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.

*THE GRANTOR herein grants full power and authority by this deed to the Trustee, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee (or successor trustee) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

NO TITLE OPINION GIVEN.

  
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TO HAVE AND TO HOLD to the said **Robert W. Toler, Jr.**, individually, and **Robert W. Toler, Jr.**, as **Trustee of the Trust for the benefit of Katherine Elizabeth Short (or successor trustee of said trust)**, forever as tenants-in-common, the **Trust for the benefit of Katherine Elizabeth Short** being set forth under Article Four the Will of **Ruby E. Toler, a\k\ Ruby Blankenship Toler**, dated November 23, 2009.

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 13 day of May, 2013.

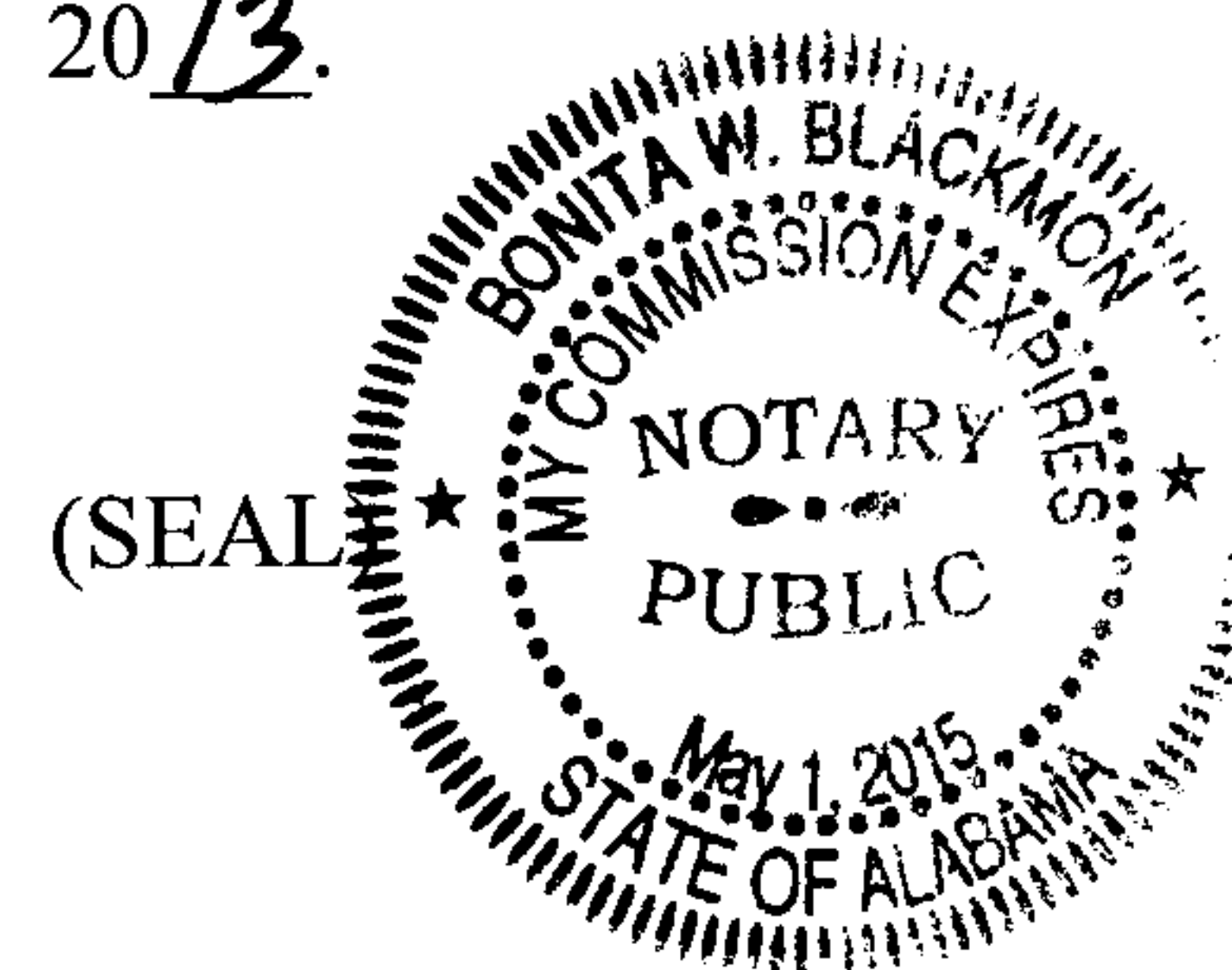
**ESTATE OF RUBY E. TOLER,**  
**a\k\ Ruby Blankenship Toler,**  
Decedent

Robert W. Toler, Jr., Personal Rep.  
**Robert W. Toler, Jr., Personal Representative**

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Robert W. Toler, Jr.**, whose name as Personal Representative of the **Estate of Ruby E. Toler, a\k\ Ruby Blankenship Toler**, 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 13 day of May, 2013.



Bonita W. Blackmon  
Notary Public: Bonita W. Blackmon  
My Commission Expires: \_\_\_\_\_

20130514000198450 3/4 \$23.00  
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 Robert W. Toler, Jr., Per. Rep  
Mailing Address Estate of Ruby Toler  
3604 Chippenham Drive  
Birmingham AL 35242

Grantee's Name Robert W. Toler, Jr. and  
Mailing Address Robert W. Toler, Jr., Trustee  
of Trust f/b/o Katherine Elizabeth  
Short  
3604 Chippenham Drive  
Birmingham AL 35242

Property Address 7017 Inverness Green Lane  
Birmingham AL 35242

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 217,500



20130514000198450 4/4 \$23.00  
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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 tax assessor

☐ 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 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 5-13-2013

Print Lynn Campisi, Attorney

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1