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Shelby Cnty Judge of Probate, AL  
09/06/2013 11:03:55 AM FILED/CERT

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

Send Tax Notice To:

Gary R. Stevens, Trustee  
312 Willow Crest Lane  
Hoover, AL 35244

## DEED OF DISTRIBUTION

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

THIS DEED made and entered into the 1st day of April, 2011, by **Gary R. Stevens**, as Executor of the Estate of **Evelyn N. Stevens**, deceased (herein referred to as Grantor), to **Gary R. Stevens**, as Trustee, or his successors in Trust, of the "**Roy A. Stevens Trust**" set forth under Article Six of the Decedent's Last Will and Testament, dated February 29, 2008, (herein referred to as Grantee).

### RECITALS:

1. **Evelyn N. Stevens**, (herein referred to as Decedent), died testate on the 30th day of June, 2010. Her Last Will and Testament was admitted to record in the Office of the Judge of Probate of Shelby County, Alabama, Case No PR-2010-000571 Said Court issued Letters Testamentary to **Gary R. Stevens** on September 24, 2010, authorizing **Gary R. Stevens** to act on behalf of the Estate of the Decedent.

2. Under Article Six of Decedent's Last Will and Testament, **Evelyn N. Stevens** makes a devise of the rest and residue of the decedent's Estate to the Trustee then in office under that trust designated as **Roy A. Stevens Trust**, for which **Gary R. Stevens** currently serves as Trustee.

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

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 attached hereto and incorporated herein as if set forth fully and at length.

***THE GRANTOR herein grant(s) 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 delivery 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 his powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.***

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 2011 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 **Gary R. Stevens**, as Trustee, or his successors in Trust, of the **"Roy A. Stevens Trust"** set forth under Article Six of the Decedent's Last Will and Testament, dated February 29, 2008, and to his 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 15<sup>th</sup> day of April, 2011.

**THE ESTATE OF EVELYN N. STEVENS, deceased**

Gary R. Stevens  
Gary R. Stevens, - Executor

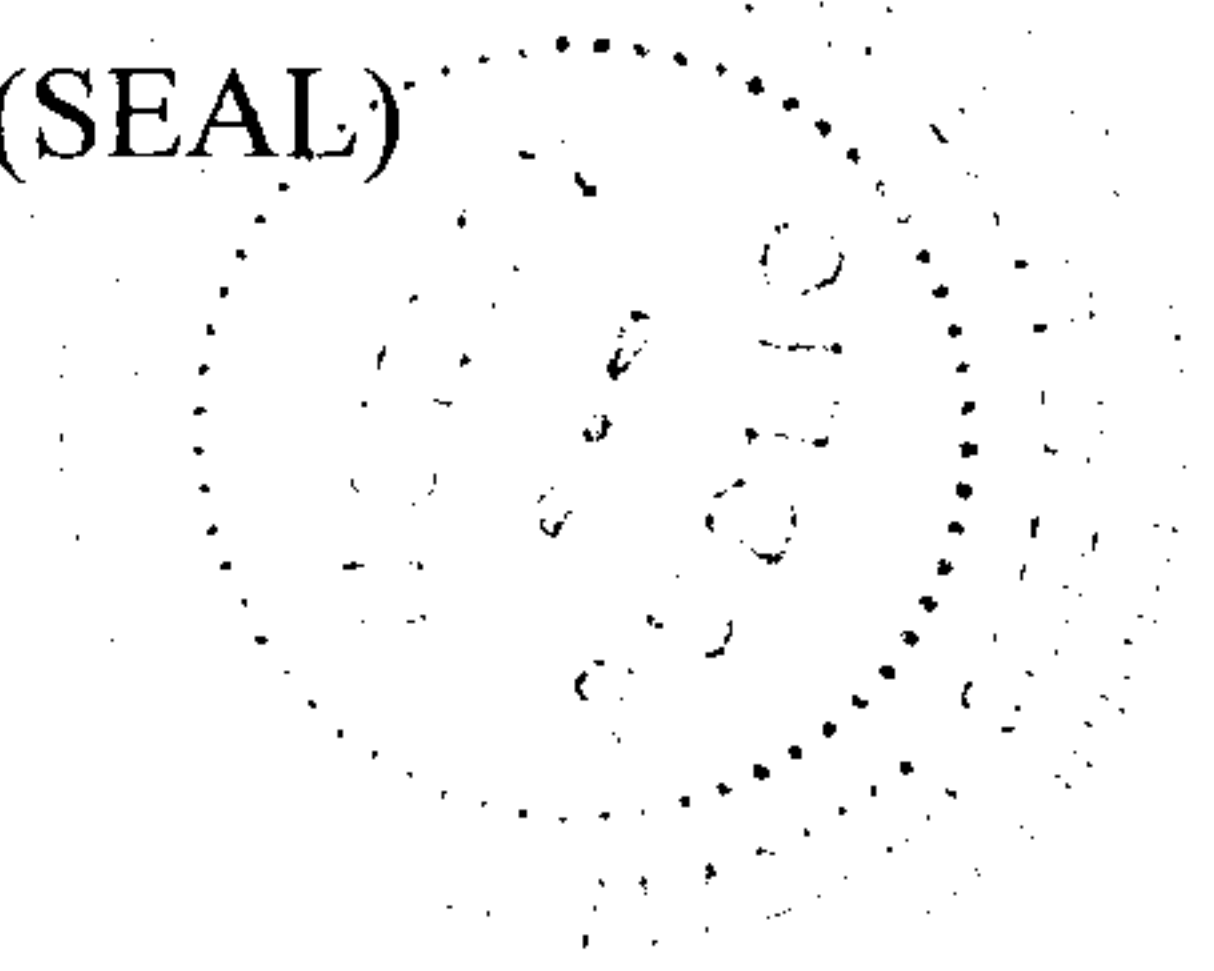
STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Gary R. Stevens**, whose name as Executor of the Estate of **Evelyn N. Stevens**, 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 15<sup>th</sup> day of April, 2011.

Charlatte A. Hoatan  
Notary Public:  
My Commission Expires: 4/19/14

(SEAL)



**EXHIBIT A**

Part of the Southeast quarter of Southeast quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Southeast quarter of Southeast quarter of Section 15, Township 21 South, Range 3 West and run thence Southerly along the Western boundary of said quarter-quarter section a distance of 992 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 200 feet to a point'; thence turn to the left and run Easterly parallel with the Northern right of way line of Shelby County Highway #12 a distance of 196.32 feet to a point; thence turn to the left and run Northerly parallel with the Eastern boundary of said quarter-quarter section a distance of 200 feet to a point; thence turn to the left and run Westerly a distance of 196.32 feet to the point of beginning.

# Real Estate Sales Validation Form

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

Grantor's Name Gary A. Stevens, Executor of  
Mailing Address Estate of Evelyn Stevens  
312 Willow Crest Lane  
Hoover AL 35244

Grantee's Name Gary A. Stevens, Executor  
Mailing Address of Trust f/b/o Roy A.  
Stevens  
312 Willow Crest Lane  
Hoover, AL 35244

Property Address 103 Lee Lane  
Alabaster AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ 118,200

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

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 9/6/2013

Print Gary R. Stevens, Executor

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1