

Prepared by: Jim Keyes  
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720 North 18<sup>th</sup> Street  
Bessemer, AL 35020 (205) 428-5877

Send Tax Notice to:  
Sarah B. Horn

EXECUTOR'S DEED OF DISTRIBUTION

STATE OF ALABAMA  
SHELBY COUNTY

This deed made and entered into the 21 day of November, 2013, by Ann Piper Carpenter, Personal Representative of the Estate of Carl Joseph Piper, Deceased, (herein referred to as Grantor), to Sarah B. Horn, an unmarried woman, (hereinafter referred to as the Grantee).

Recitals:

1. Carl Joseph Piper died testate on March 8, 1999. His Last Will and Testament was admitted to record in the Probate Court of Jefferson County, Alabama, on the 5<sup>th</sup> day of April, 1999. The decedent's estate was assigned case number 166645 by said Court. Said Court issued Letters Testamentary to Grantor on the 5<sup>th</sup> day of April, 1999, authorizing the Personal Representative to act on behalf of the Estate of the Decedent.

2. Item Three of Decedent's Last Will and Testament makes a specific bequest to Grantee as follows: "I give and devise all my right, title and interest in and to that parcel of real property located at 208 Crest Lake Drive, Hoover, Alabama 35244, together with all buildings, appurtenances and improvements thereon, to my friend, SARAH B. HORN, provided she survives me by ninety (90) days."


3. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in full satisfaction of said devise under Item Three of decedent's will.

4. Therefore Grantor does grant, bargain, sell, transfer, convey, set-over, assign and deliver unto the Grantee, free from any and all claims in or to the real estate described with particularity, as to-wit:

Lot 48, Block 2, according to the Survey of Southlake Crest, 2<sup>nd</sup> Sector, as recorded in Map Book 18, Page 69, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to:

1. All Ad Valorem taxes due October 1, 2013 to be paid by Grantee.
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, Page 572, and Deed Book 219, Page 734, in said Probate Office.

  
20131206000473370 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, Page 184, and Real 149, Page 12, in said Probate Office.
4. Agreement with Alabama Power Company as to covenants, recorded as Instrument #1993-24582, in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294, in said Probate Office.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495, and as Instrument #1993-30195, in said Probate Office.
7. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.
8. Building setback lines and public utility easements as shown by recorded plat.
9. Articles of Incorporation of Southlake Crest Residential Association, Inc., as recorded as Instrument #1994-30196 in said Probate Office.
10. ByLaws of Southlake Crest Residential Association, Inc., as recorded as Instrument #1993-30197, in said Probate Office.
11. Easements, restrictions, covenants, reservations and rights-of-way of record.
12. Mortgages of record.


Recital: This deed was prepared from a legal description as furnished by the Grantor and the Grantee. No title search was requested nor provided by preparer.


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

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

IN WITNESS WHEREOF the Grantor has executed this conveyance by setting her signature hereto this the 21 day of November, 2013.

THE ESTATE OF  
CARL JOSEPH PIPER, DECEASED

  
ANN PIPER CARPENTER, Personal Representative

  
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STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Ann Piper Carpenter, whose name as Personal Representatives of the Estate of Carl Joseph Piper, Deceased, 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, she executed the same voluntarily in his official capacity as such Personal Representatives on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of November, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 5-6-17

**KELLY McDANIEL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 5-6-17**



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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 Ann Piper Carpenter
Mailing Address c/o P.O. Box 19687
B'ham, AL 35219

Grantee's Name Sarah B. Horn
Mailing Address 208 Crest Lake Dr.
Hoover, AL 35244

Property Address 208 Crest Lake Dr.
Hoover, AL 35244

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 197,800.00



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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
Sales Contract
Closing Statement
Appraisal
X Other Tax Assessor's Value

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 11-21-13

Print Sarah B. Horn

Unattested (verified by)

Sign Sarah B Horn (Grantor/Grantee/Owner/Agent) circle one