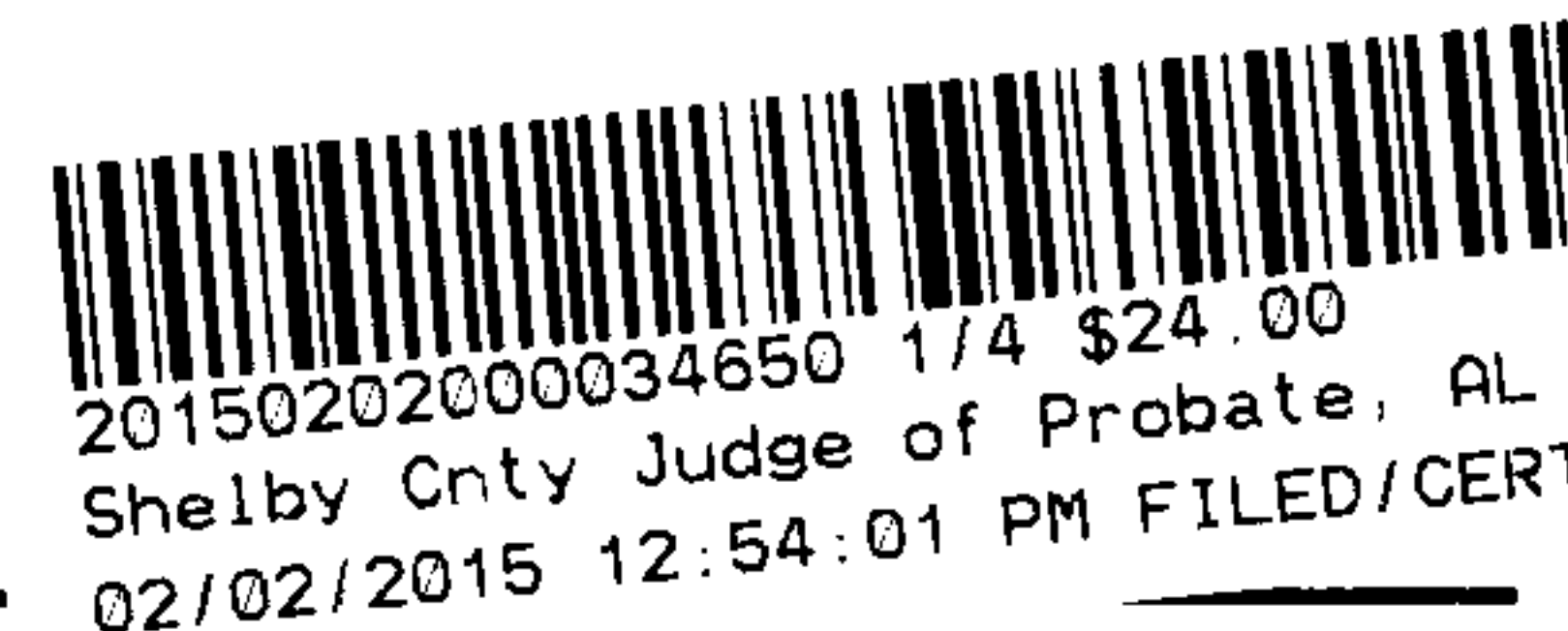


This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Cheryl Bell Sanford
6269 Victoria Drive
Pelham, AL 35124



DEED OF DISTRIBUTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS DEED made and entered into the 28th day of January, 2015, by **Cheryl Bell Sanford**, as Personal Representative of the Estate of **George Gaston Sanford**, deceased (herein referred to as Grantor), and **Cheryl Bell Sanford** (herein referred to as Grantee).

RECITALS:

1. **George Gaston Sanford** (herein referred to as Decedent) died intestate on the 6th day of September, 2013. **George Gaston Sanford** was the surviving grantee of the deed recorded in Real 315, page 743, of the Probate Office of Shelby County, Alabama, Frances S. Sanford, having predeceased the Decedent on or about December 7, 1983. The Decedent's estate was admitted to record in the Probate Court of Shelby County, Alabama, on July 16, 2014, under Case Number PR-2014-000455 by said Court. Said Court issued Letters of Testamentary to **Cheryl Bell Sanford** on July 16, 2014, authorizing **Cheryl Bell Sanford** to act on behalf of the Estate of the Decedent.

2. More than six (6) months have passed since Letters Testamentary were granted to **Cheryl Bell Sanford** as Personal Representative of said Estate.

3. All debts filed against or due from said Estate have been paid in full.

4. 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:

Lot 30, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to:

30 foot building line as shown by recorded map on north and east sides.

Mineral and mining rights and rights incident thereto recorded in Volume 297, Page 162, and Volume 297, Page 164, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 313, Page 36, in said Probate Office.

Right of way to South Central Bell Telephone Co., as recorded in Vol. 313, page 713, in said Probate Office.

Subject to any mortgages, restrictions, building lines, easements, agreements and right of ways as same are filed of record.

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.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said Grantee, and to her respective 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 her representative capacity named.

IN WITNESS WHEREOF the Grantor has executed this conveyance by setting her signature hereto this the 28th day of January, 2015.

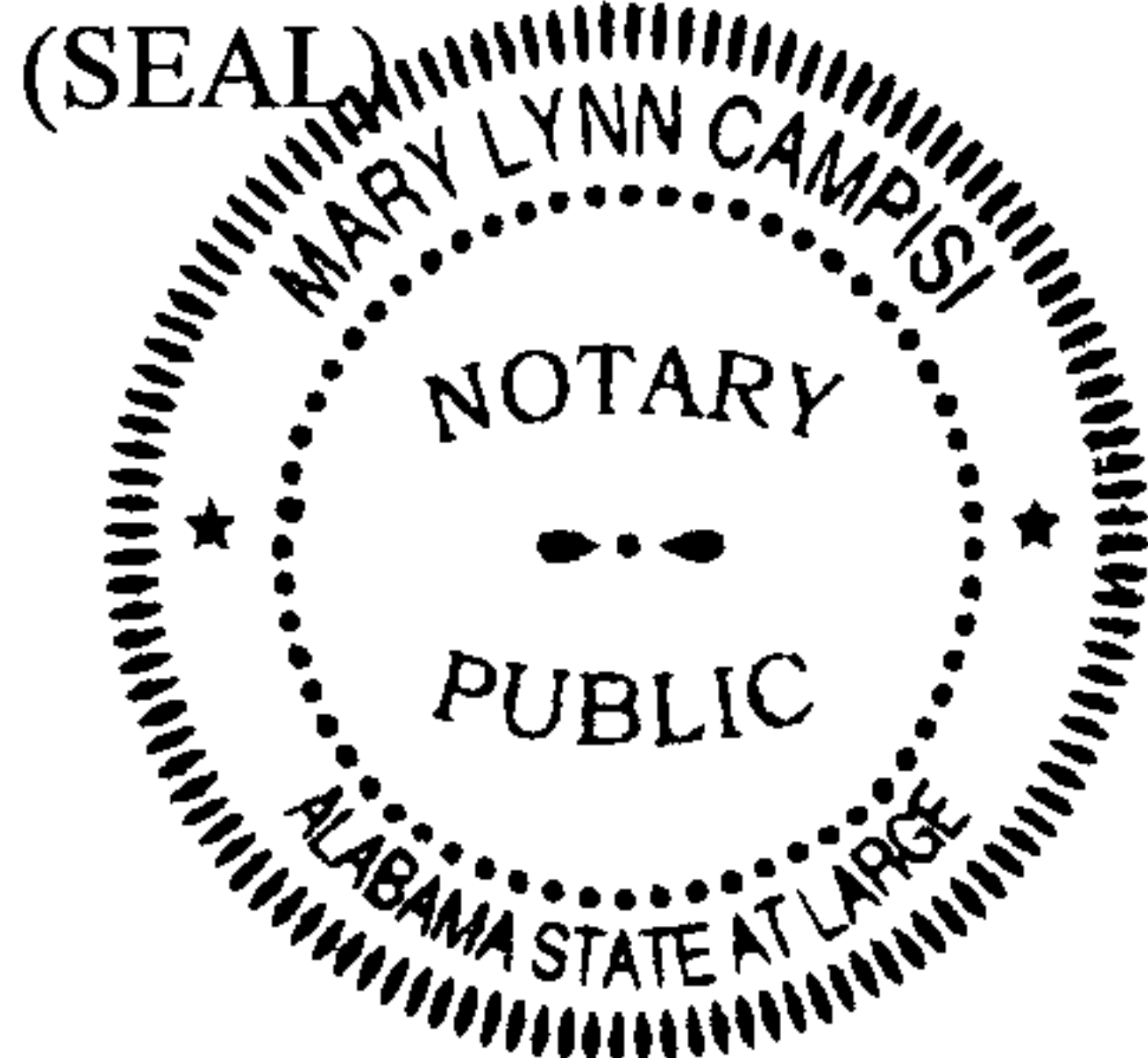
THE ESTATE OF GEORGE GASTON SANFORD,
Decedent

Cheryl Bell Sanford - personal
Cheryl Bell Sanford, Personal Representative 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 **Cheryl Bell Sanford**, whose name as Personal Representative of the Estate of **George Gaston Sanford**, 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 her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 28th day of January, 2015.



Mary Lynn Campisi
Notary Public: MARY LYNN CAMPISI
My Commission Expires: 6-16-15


20150202000034650 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/02/2015 12:54:01 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cheryl Bell Sanford, Per Rep of
Mailing Address Est. of George Gaston Sanford
6269 Victoria Drive
Pelham, AL 35124

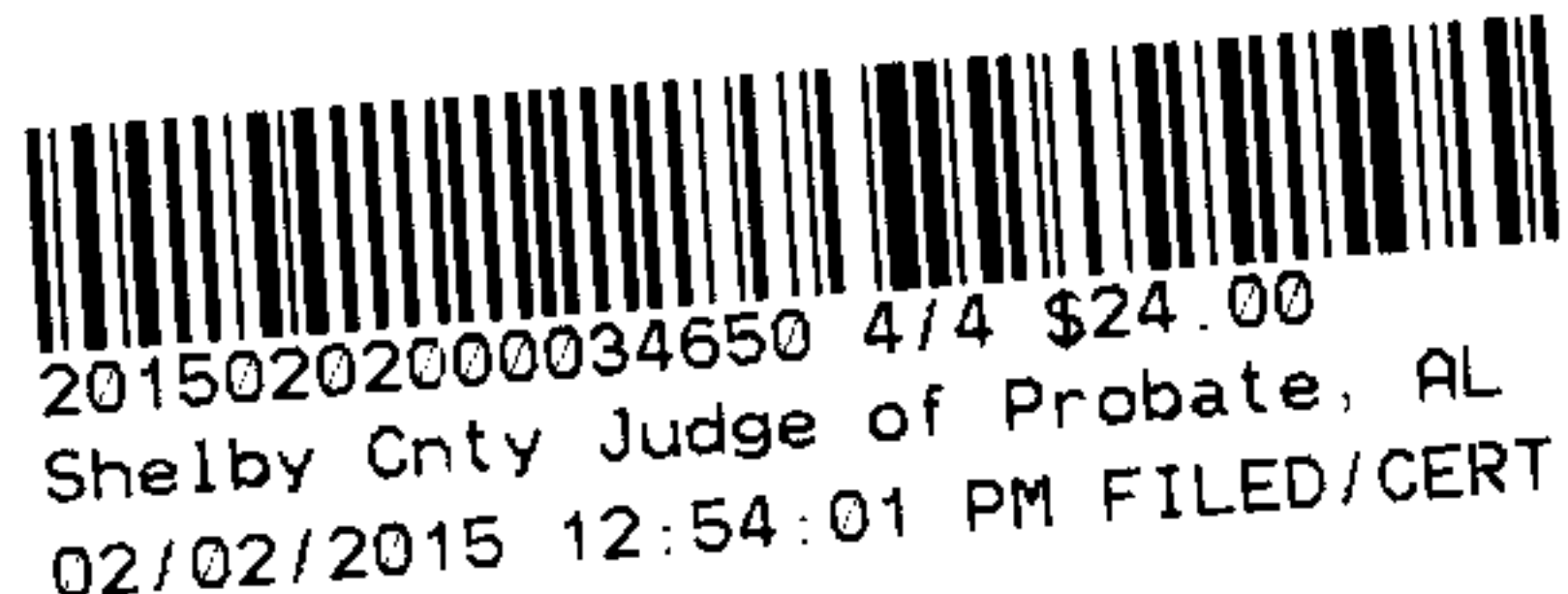
Grantee's Name Cheryl Bell Sanford
Mailing Address 6269 Victoria Drive
Pelham, AL 35124

Property Address 6269 Victoria Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 156,800.00



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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other tax assessor

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 1-28-15

Print Cheryl Bell Sanford

Unattested

Sign Cheryl Bell Sanford
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1