

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P. O. Box 119 (205)665-5076

Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to:

(Name) Connie Dickinson Brown

(Address) 1698 Southpointe Drive

Birmingham AL 35244

**\*\* MINIMUM VALUE NOT REQUIRED  
DEED TAX IS EXEMPT**

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Personal Representative Deed

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **CONNIE DICKINSON BROWN, as Personal Representative of the ESTATE OF HELEN M. DICKINSON, deceased; CONNIE DICKINSON BROWN, a married woman; CARRON DICKINSON CARTER, a married woman and ROBERT L. MARTIN, an unmarried man** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **CONNIE DICKINSON BROWN and CARRON DICKINSON CARTER** (herein referred to as Grantee, whether one or more), all of Grantor's right, title and interest in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:

**Lot 14, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.**


**SUBJECT TO: Rights, reservations and restrictions of record.**

**Source of Title: Instrument Number 20080711000282200.**

**HELEN M. DICKINSON DIED TESTATE ON OR ABOUT SEPTEMBER 22, 2014, WITH HER WILL HAVING BEEN PROBATED IN THE PROBATE COURT, SHELBY COUNTY, ALABAMA AND LETTERS TESTAMENTARY HAVING BEEN ISSUED TO THE PERSONAL REPRESENTATIVE HEREINABOVE NAMED ON JANUARY 6, 2015, CASE NO. PR-2014-000811.**

**THE GRANTORS HEREIN CONSIST OF THE DECEDENT'S PERSONAL REPRESENTATIVE AND HER NEXT OF KIN AND HEIRS AT LAW, AS WELL AS THE DEVISEES AND DISTRIBUTEES UNDER HER LAST WILL AND TESTAMENT.**

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.**

  
20150811000278640 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/11/2015 02:23:29 PM FILED/CERT

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT AND/OR WITH THE CONSENT OF ALL OF HER NEXT OF KIN AND DEVISEES UNDER HER WILL.

**\*\*PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT AND CONSENT OF HER NEXT OF KIN AND DEVISEES.**

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 10th day of Aug., 2015.

Connie Dickinson Brown  
Connie Dickinson Brown  
(Individually)

ESTATE OF HELEN M. DICKINSON

Carron Dickinson Carter  
Carron Dickinson Carter  
(Individually)

Connie Dickinson Brown  
By: Connie Dickinson Brown  
Its: Personal Representative

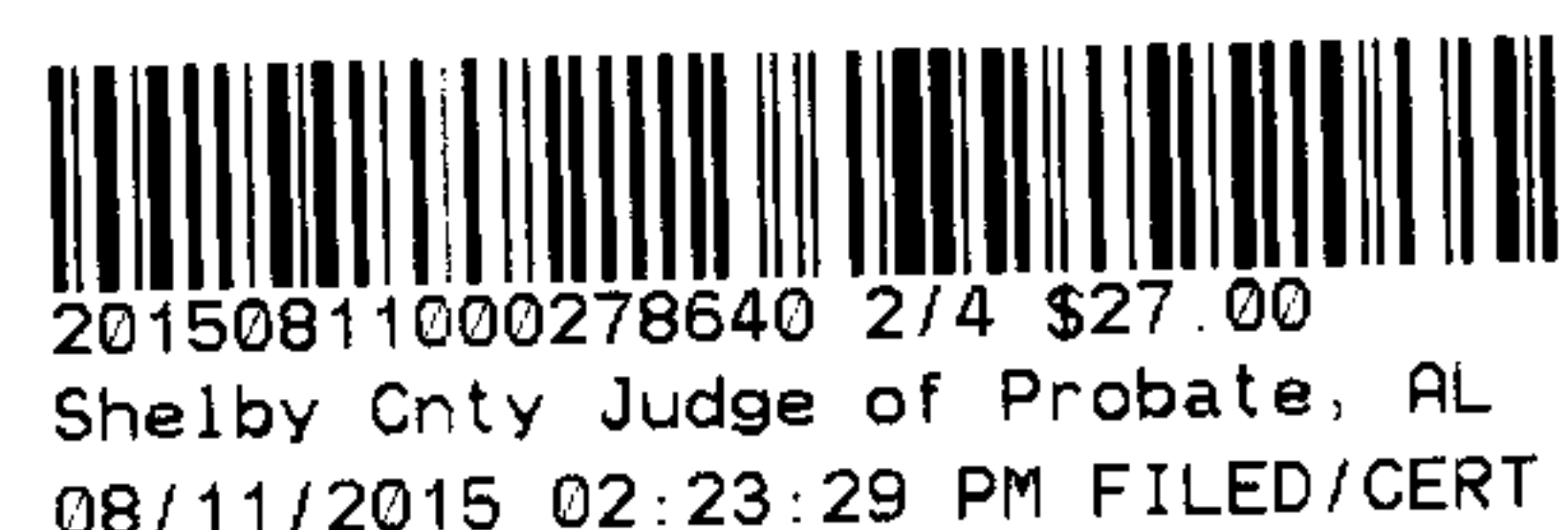
Robert L. Martin  
Robert L. Martin  
(Individually)

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **CONNIE DICKINSON BROWN**, whose name as **Personal Representative** of the **ESTATE OF HELEN M. DICKINSON, 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 the conveyance, he/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 10th day of Aug., 2015.

[Signature]  
Notary Public  
My Commission Expires: 07/31/17





STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CONNIE DICKINSON BROWN**, whose name 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 the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of Aug. 2015.

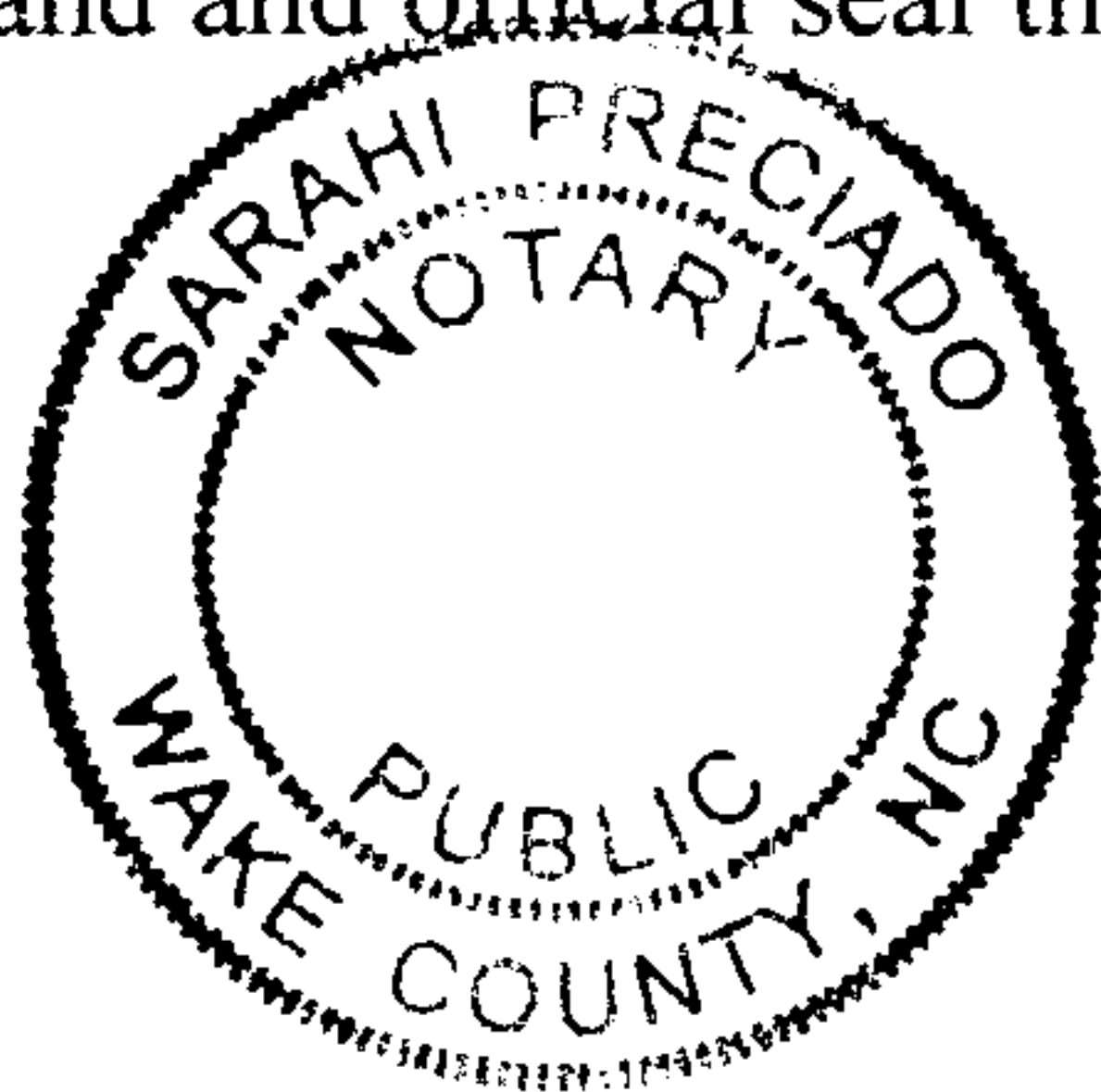
[Signature]  
Notary Public

My commission expires: 07/31/17

STATE OF NORTH CAROLINA)  
COUNTY OF Wake )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CARRON DICKINSON CARTER**, whose name 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 the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of July 2015.



[Signature]  
Notary Public

My commission expires: April 17, 2014

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROBERT L. MARTIN**, whose name 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 the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of Aug. 2015.

[Signature]  
Notary Public

My commission expires: 07/31/17



20150811000278640 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/11/2015 02:23:29 PM FILED/CERT

# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Estate of Helen M. Dickinson  
Mailing Address 1698 Southpointe Drive  
Birmingham AL 35244

Grantee's Name Connie Dickinson Brown  
Mailing Address 1698 Southpointe Drive  
Birmingham AL 35244

Property Address Lot 14 Timberleaf Townhomes  
Map Book 21, Page 31  
Shelby County, AL

Date: Aug. 10, 2015  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor Value \$ \_\_\_\_\_

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 Personal Representative Deed  
AL Code 40-22-1 Exempt

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).

Estate of Helen M. Dickinson

Sign Connie Dickinson Brown  
By: Connie Dickinson Brown, Personal Representative

