

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

This instrument was prepared by:

Send Tax Notice to:

Shay Reynolds
Massey, Stotser, & Nichols, P. C
1780 Gadsden Highway
Birmingham, Alabama 35235

David Keith Jones
8116 Truss Drive
Trussville, Alabama 35173



20160314000081070 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
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DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHLEBY COUNTY)

THIS DEED OF DISTRIBUTION was made and entered into the 8th day of February, 2016, by David Keith Jones, as Personal Representative of the Estate of Gertrude Hubbard Jones deceased, Probate Case No. 2015-000186, Shelby County, Alabama, (herein referred to as "Grantor"), and Leslie Kathryn Hollingsworth a/k/a Kathy Hollingsworth, (herein referred to as "Grantee").

RECITALS

1. Gertrude Hubbard Jones, (herein referred to as the "Decedent") died testate on or about the 7th day of March, 2015. The Decedent did have a Last Will and Testament. A Petition for Probate of Will was filed in the Probate Court of Shelby County, Alabama, Case No. 2015-000186. Said Court issued Letters Testamentary on April 15, 2015, authorizing David Keith Jones to act on behalf of the estate of the Decedent.

2. The Grantor, in his capacity as Personal Representatives of the Estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the Grantee in accordance with the deceased's Last Will and Testament.

NOW, THEREFORE, in consideration of the premises, the Grantor does grant, bargain, sell and convey unto Grantee, all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A

Address: 2170 Indian Crest Drive, Indian Springs, Alabama 35124

Note: This property was owned by Franklin D. Jones and his wife, Gertrude H. Jones, as joint tenants with rights of survivorship. Franklin D. Jones predeceased Gertrude H. Jones. Gertrude H. Jones is one and the same person as Gertrude Hubbard Jones.

Subject to: (1) Ad valorem taxes for the current year and subsequent years; (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) mineral and mining rights now owned by the Grantor, if any; (4) any and all mortgages of record;

TO HAVE AND TO HOLD to the said Grantee 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 to the representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature, this 8TH day of February, 2016.

THE ESTATE OF GERTRUDE HUBBARD JONES, DECEASED

By: David Keith Jones
DAVID KEITH JONES,
PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID KEITH JONES, as Personal Representatives of the Estate of GERTRUDE HUBBARD JONES, deceased, Probate Case No. 2015-000186, Shelby County, Alabama, whose name is signed to the foregoing instrument, 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 on the day the same bears date.

Given under my hand and official seal this 8TH day of Feb., 2016.

Reece I Jones
Notary Public
My Commission Expires: 1-21-16


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EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Begin at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run West along the South Boundary thereof for a distance of 431.90 feet; thence turn and angle to the right of 44 deg. 26 min. 57 sec. and run in a Northwesterly direction for a distance of 306.70 feet to the Southeast boundary of Indian Crest Drive; thence turn an angel to the right of 89 deg. 01 min. 04 sec. to tangent and run in an Northeasterly direction along said boundary and along a curve to the left, said curve having a central angel of 2 deg. 21 min. 12 sec. and a radius of 1890.85 feet for a distance of 77.66 feet to the end of said curve; thence continue in a Northeasterly direction for 192.89 feet; thence turn an angle to the right of 90 deg. 22 min. 52 sec. and run in a Southeasterly direction for a distance of 630.00 feet to the point of beginning of the property herein described, containing 3.02 acres, more or less, being situated in Shelby County, Alabama.


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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 David Keith Jones as PR of the Grantee's Name Kathy Hollingsworth
Mailing Address Estate of Gertrude Jones, Deceased Mailing Address 2170 Indian Crest Drive
8116 Truss Drive Indian Springs, AL 35124
Trussville, Alabama 35173

Property Address _____ Date of Sale _____

_____ Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessors Market Value \$362,900

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 X Other Tax Assessor Market Value
_____ 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


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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 _____
Unattested _____
(verified by)
Form RT-1

Print David K Jones
Sign David K Jones
(Grantor/Grantee/Owner/Agent) circle one


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