


TITLE HAS NOT BEEN EXAMINED

This instrument was prepared by:
Terrill W. Sanders, Esquire
The Kress Building
301 19th Street North
Birmingham, AL 35203


20160328000098330 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/28/2016 10:59:09 AM FILED/CERT

DEED OF DISTRIBUTION

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Maxie L. Brown as Executor of the Estate of Etta Onzell Walton, whose estate is being administered in the Probate Court of Shelby County, Alabama under Case Number PR-2013-000598, Maxie L. Brown, a residuary devisee named in the Last Will and Testament of Etta Onzell Walton, deceased, dated May, 13, 2011 and filed for record in the Shelby County, Alabama Probate Court as Case Number PR-2013-000598 and Danita A. Brown, a residuary devisee named in the Last Will and Testament of Etta Onzell Walton, deceased, dated May, 13, 2011 and filed for record in the Shelby County, Alabama Probate Court as Case Number PR-2013-000598 (hereinafter called GRANTORS), hereby release, quit claim, grant, sell and convey unto Maxie L. Brown and wife, Danita A. Brown (herein referred to as GRANTEES), as joint tenants, with right of survivorship, all their rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 19 South, Range 1 East and the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at a found 1 inch opentop pipe at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 20 also being the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 29; thence run an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the East line of said 1/4-1/4 section for a distance of 627.48 feet to an iron pin set with a SSI cap; thence run North 64 degrees 14 minutes 36 seconds East for a distance of 203.69 feet to an iron pin set with a SSI cap; thence run South 30 degrees 21 minutes 38 seconds East for a distance of 173.22 feet to an iron pin set with a SSI cap on the Northerly right of way line of Old Highway #280; thence run North 64 degrees 14 minutes 36 seconds East along said Northerly right of way line for a distance of 206.81 feet to a 2 inch cap pipe found; thence run North 05 degrees 14 minutes 40 seconds West for a distance of 237.46 feet to a 2 inch cap pipe found; thence run North 84 degrees 47 minutes 43 seconds East for a distance of 49.91 feet to an iron pin found with a JAM cap on the West line of Lot 2, Carden Crest as recorded in Map Book 35, Page 64 in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 05 degrees 17 minutes 11 seconds West along the West line of Lots 32 through 28 of said subdivision for a distance of 374.64 feet to an iron pin set with a SSI cap on the North line of the

Northwest quarter of the Northwest quarter of said Section 29 also being on the South line of the Southwest quarter of the Southwest quarter of said Section 20 also being on the West line of Lot 28 in said subdivision; thence run North 05 degrees 17 minutes 11 seconds West along the West line of Lots 28 through 22 in said subdivision for a distance of 661.42 feet to an iron pin set with a SSI cap; thence run South 89 degrees 57 minutes 05 seconds West for a distance of 395.78 feet to a found 1 inch opentop pipe on the East line of the Southwest quarter of the Southwest quarter of said Section 20; thence run South 00 degrees 30 minutes 28 seconds East along the East line of said 1/4-1/4 section for a distance of 673.78 feet to the point of beginning. Said parcel of land containing 13.0363 Acres, more or less.

Subject to:

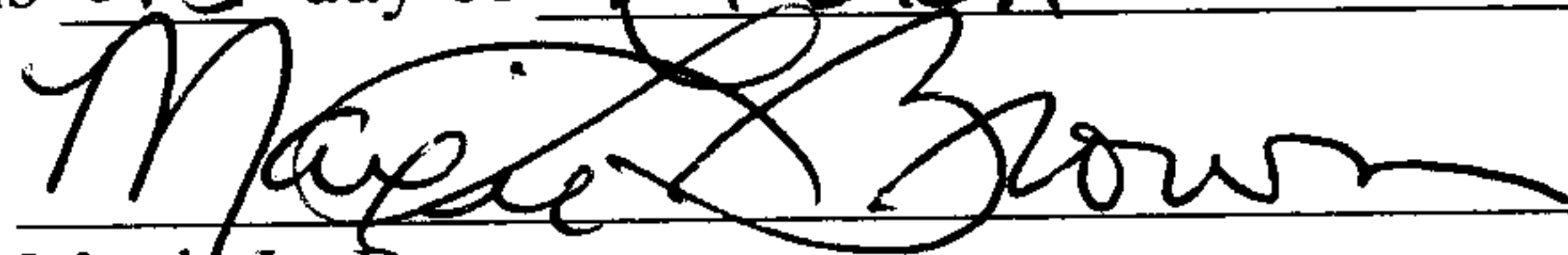
1. Taxes due in the year of 2016, a lien, but not yet payable until October 1, 2016.
2. Easements, restrictions and rights of way of record.
3. Easements, liens, or encumbrances, or claims not shown by public records

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein), in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

This instrument is executed by the said Maxie L. Brown as Executor of the Estate of Etta Onzell Walton, as appointed by the Probate Court of Shelby County, Alabama, Case Number PR-2013-000598, Maxie L. Brown and and DANITA A. Brown as residuary devisees under the Last Will and Testament of Etta Onzell Walton, deceased, which estate is being administered in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-000598, solely in their respective capacities, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the said Maxie L. Brown as such Executor or Maxie L. Brown and Danita A. Brown as such residuary devisees and said executor and residuary devisees expressly limit their liability hereunder to the property held by them in said respective capacities.

To Have and to Hold to the said Grantee his heirs, assigns and successors forever.

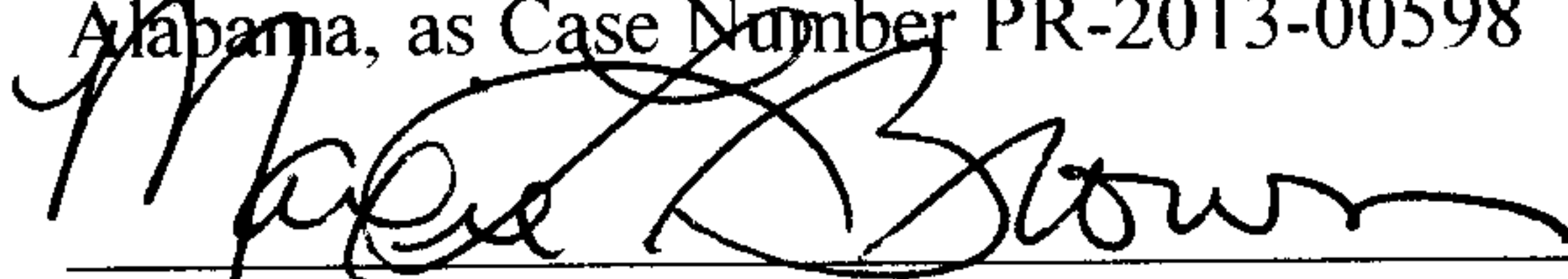
GIVEN under our hands and seals this 25 day of March 2016.



Maxie L. Brown

Executor of the Estate of

Etta Onzell Walton, deceased, which estate is being administered in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-00598



Maxie L. Brown

Residuary devisee under the Last Will and

Testament of Etta Onzell Walton, deceased, dated May, 13, 2011 and which estate is being administered in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-00598



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Danita A. Brown

Danita A. Brown
Residuary devisee under the Last Will and
Testament of Etta Onzell Walton, deceased, dated
May 13, 2011 and which estate is being
administered in the Probate Court of Shelby County,
Alabama, as Case Number PR-2013-00598

STATE OF ALABAMA)
Shelby COUNTY)

I, Kelli Foster, a Notary Public in and for said County, in said State,
hereby certify that Maxie L. Brown, **Executor of the Estate of Etta Onzell Walton, deceased,**
which estate is being administered in the Probate Court of Shelby County, Alabama, as
Case Number PR-2013-000598, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 25 day of March, 2016.

Kelli Foster
Notary Public
My commission expires:

KELLI FOSTER
Notary Public - Alabama State at Large
My Commission Expires 1/14/2017

STATE OF ALABAMA)
Shelby COUNTY)

I, Kelli Foster, a Notary Public in and for said County, in said State,
hereby certify that **Maxie L. Brown, residuary devisee under the Last Will and Testament of**
Etta Onzell Walton, deceased, dated May 13, 2011 and which estate is being administered
in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-000598, 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 executed the same
voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 25 day of March, 2016.

Kelli Foster
Notary Public
My commission expires:

KELLI FOSTER
Notary Public - Alabama State at Large
My Commission Expires 1/14/2017

STATE OF ALABAMA)
Shelby COUNTY)

I, Kelli Foster, a Notary Public in and for said County, in said State,
hereby certify that **Danita A. Brown, residuary devisee under the Last Will and Testament of**
Etta Onzell Walton, deceased, dated May 13, 2011 and which estate is being administered
in the Probate Court of Shelby County, Alabama, as Case Number PR-2013-000598, 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, she executed the same
voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 25 day of March, 2016.

Kelli Foster
Notary Public
My commission expires:

KELLI FOSTER
Notary Public - Alabama State at Large
My Commission Expires 1/14/2017



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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 ESTATE of ETta O. Watson Grantee's Name MAXIE L BROWN
Mailing Address 1463 SUN VALLEY RD Mailing Address 1463 SUN VALLEY ROAD
HARPERSVILLE, AL HARPERSVILLE, AL
35078 35078

Property Address OLD Hwy 280 Date of Sale 09/22/2015
STERRETT, AL Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 85,950

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 ☒ Other TAX Assd. 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 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 03/25/2016 Print MAXIE L BROWN
Unattested _____ Sign Maxie L Brown
(verifier by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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