

20160613000203150

Prepared by:
JUL ANN. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

06/13/2016 12:06:29 PM
DEEDS 1/2

Send Tax Notice to:
Jerry W. Lowery
~~XXXXXXXXXX~~ 3449 Birchtree Dr.
~~XXXXXXXXXX~~ Hoover, AL 35226

No title search/exam has been done for the preparation of this deed. No warranties are made by the preparer as to the status of title. The preparer is acting as scrivener only.

STATE OF ALABAMA)
COUNTY OF SHELBY) **PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JERRY WAYNE LOWERY, Personal Representative of the ESTATE OF SARAH ELLEN LOWERY, Probate Case No. 2015-226518, Jefferson County, Alabama** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantee, **IRREVOCABLE DISCRETIONARY TRUST OF JEFFERY W. LOWERY, dated April 24, 2012** (hereinafter referred to as Grantee), said Grantee being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Autauga, State of Alabama, to-wit:


Lot 28, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$115,000.00 consideration.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 13th day of April, 2016.

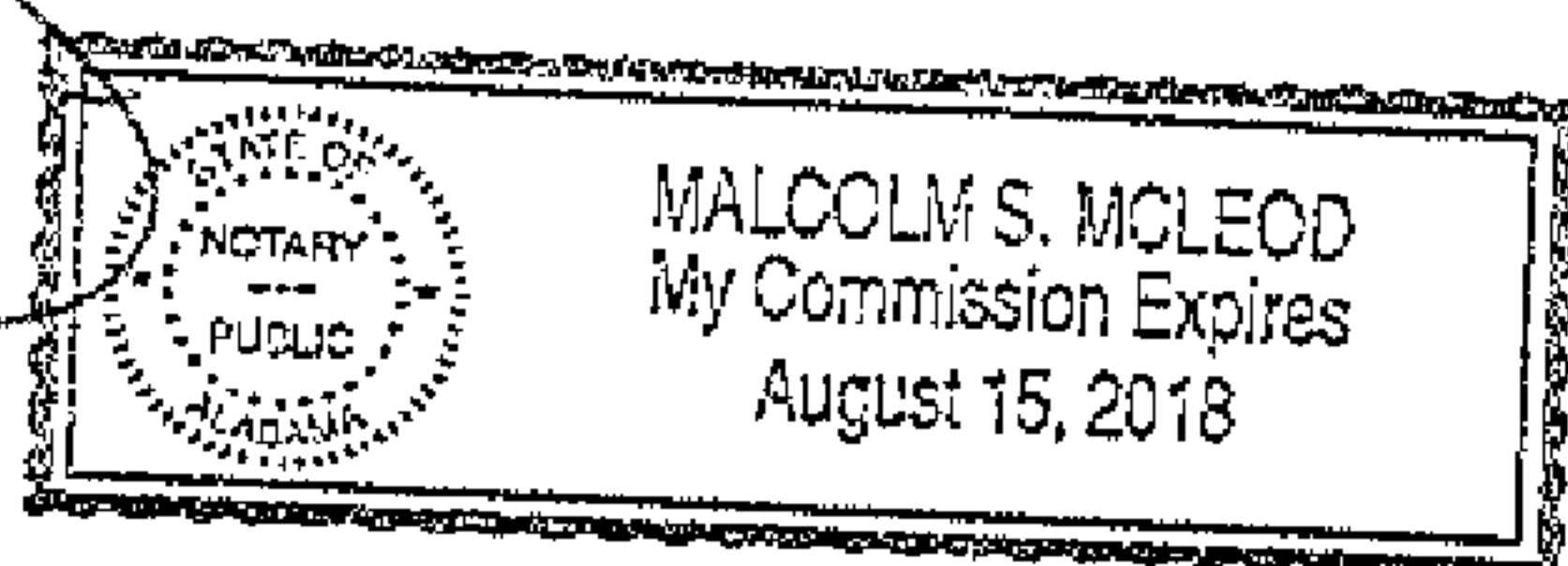

JERRY WAYNE LOWERY, as Personal Representative of
THE ESTATE OF SARAH ELLEN LOWERY,
Probate Case No. 2015-226518, Jefferson County, Alabama

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JERRY WAYNE LOWERY, Personal Representative of the ESTATE OF SARAH ELLEN LOWERY, Probate Case No. 2015-226518, Jefferson County, Alabama**, 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 instrument, he, as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2016.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	JERRY WAYNE LOWERY, PR OF THE ESTATE OF SARAH ELLEN LOWERY	Grantee's Name	JERRY W. LOWERY
Mailing Address	3449 BIRCHTREE DRIVE HOOVER, AL 35226	Mailing Address	3449 BIRCHTREE DRIVE HOOVER, AL 35226
Property Address	251 CAMBRIAN RIDGE PELHAM, AL 35124	Date of Sale	April 1, 2016
20160613000203150 06/13/2016 12:06:29 PM DEEDS 2/2		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$115,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Property Tax Valuation

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.


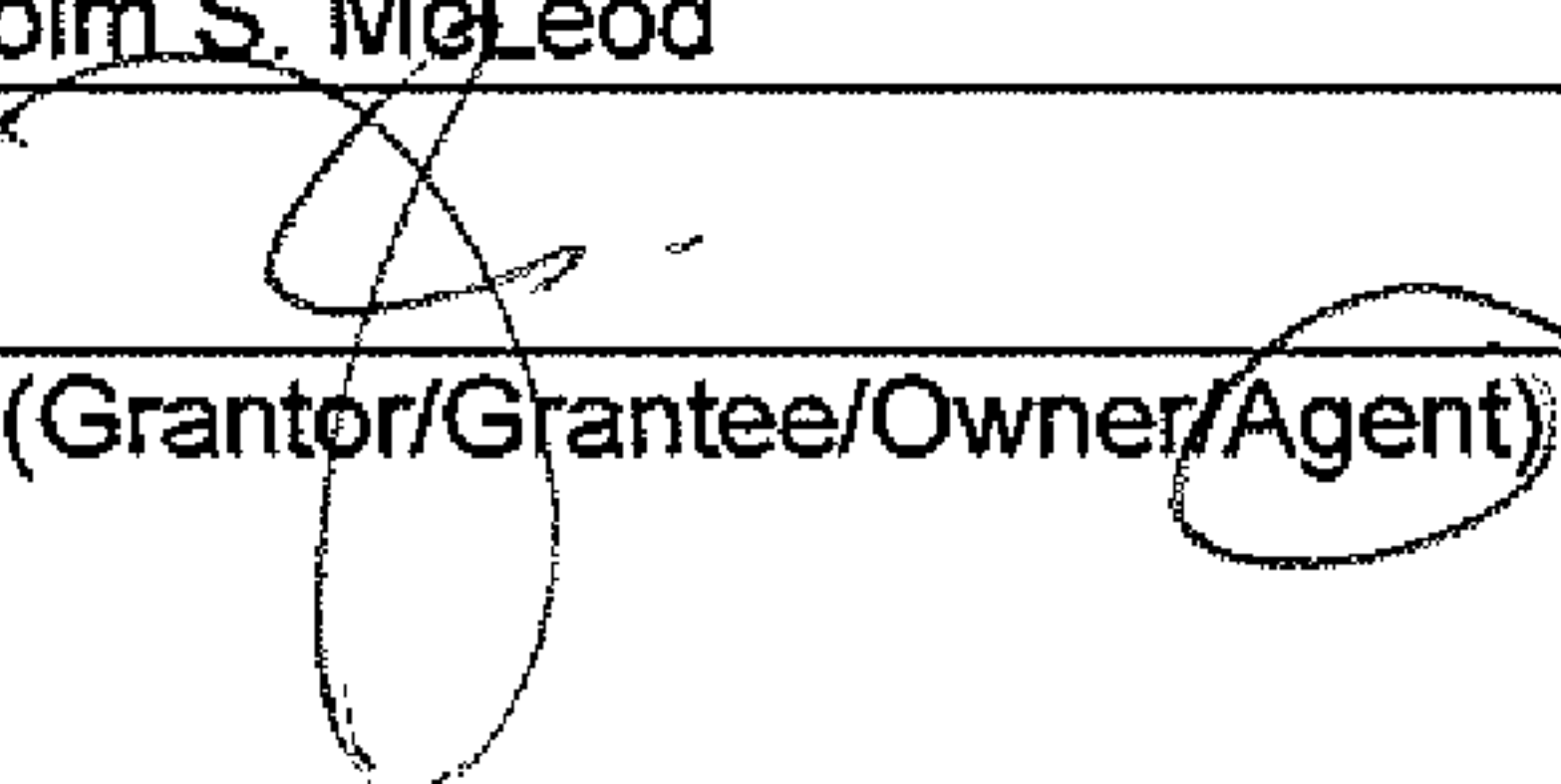
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

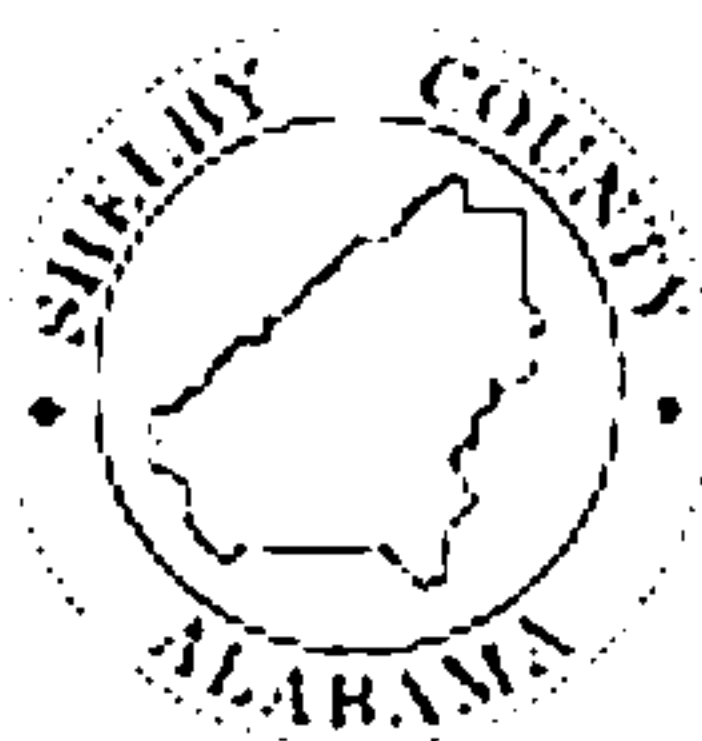
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	April 1, 2016	Print	Malcolm S. McLeod
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one
My Commission Expires March 8th, 2018			



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2016 12:06:29 PM
\$132.00 CHERRY
20160613000203150