


THIS DEED WAS PREPARED
WITHOUT TITLE EXAMINATION
OR LEGAL OPINION.


20170127000032770 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/27/2017 08:12:15 AM FILED/CERT

This instrument prepared by:
Terry W. Gloor,
Attorney at law
100 Williamsburg Office Park, Suite 100
Birmingham, AL 35216

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notice to: Mr. and Mrs. Jeffery L. Stewart
87 Southern Hills Parkway
Calera, AL 35040

DEED OF DISTRIBUTION

THIS DEED made and entered into the ____ day of January, 2017, by **JEFFERY LEE STEWART**, as Personal Representative of the Estate of **NELDA SUE LOWERY**, deceased (hereinafter referred to as Grantor), to **JEFFERY LEE STEWART** and wife, **VICKI D. STEWART**, as Joint Tenants with Right of Survivorship (hereinafter referred to as Grantees).

RECITALS

1. **NELDA SUE LOWERY** (herein referred to as Decedent) died testate on the 4th day of February, 2016. **JEFFERY LEE STEWART** filed a Petition for Probate of Will and a Petition for Letters Testamentary in the Probate Court of Shelby County, Alabama, and the administration of the Decedent's Estate was assigned Case No. PR-2016-000180 by said Court, which granted Letters Testamentary to the Grantor on March 28, 2016, authorizing him to act on behalf of the Estate of the Decedent.

2. At the time of her death, the Decedent was the fee simple owner of the subject real property described below, which the undersigned Personal Representative has determined shall be conveyed to the Grantees in accordance with the Decedent's Last Will and Testament.

NOW THEREFORE, in consideration of the premises, Grantor does grant, bargain, sell and convey unto the said Grantees, as Joint Tenants with Right of Survivorship, all of the Decedent's Estate's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

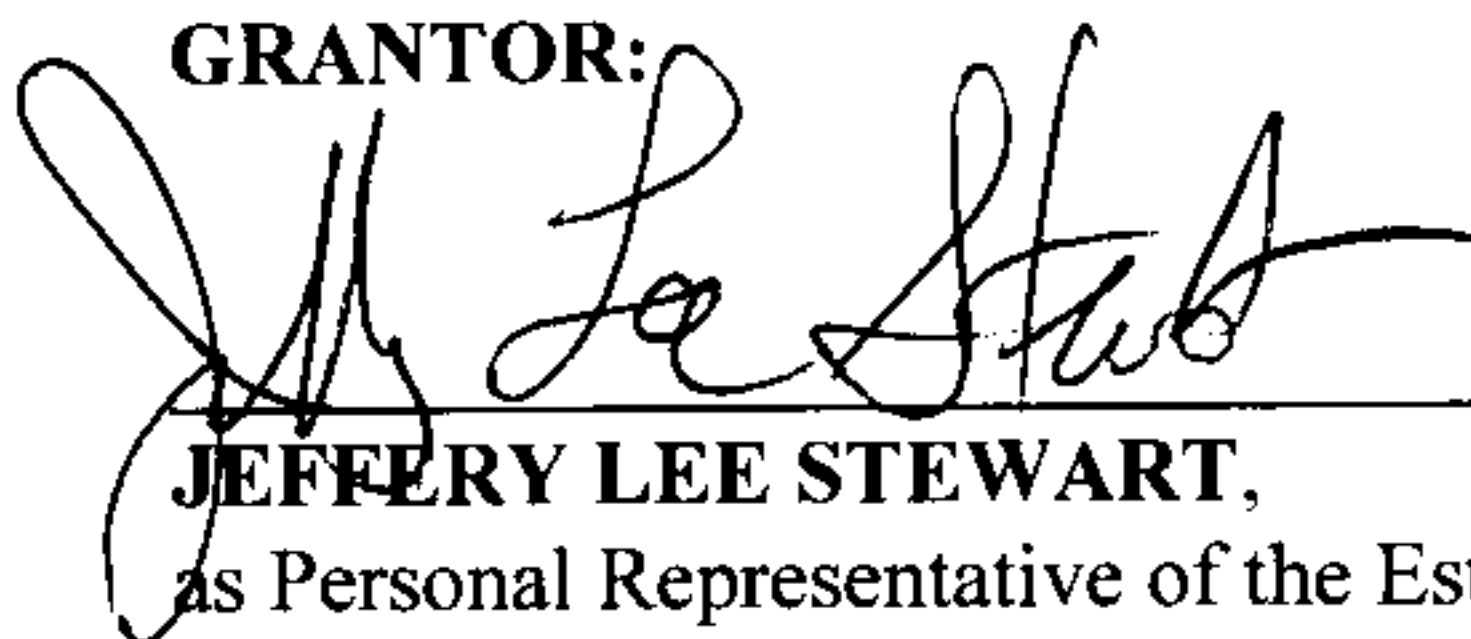
Lot 5 in Block 274, according to J.H. Dunston's Map and Survey of the town of Calera, Alabama; Less and except that part of said Lot 5 in Block 274 conveyed to the State of Alabama for right-of-way, and as described in that certain Warranty Deed dated and recorded July 23, 1992, in Instrument No. 1992-14885 in the Office of Judge of Probate of Shelby County, Alabama.

Subject to easements, rights-of-way and restrictions, taxes, covenants and conditions of record.

TO HAVE AND TO HOLD to the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 25th day of January, 2017.

GRANTOR:

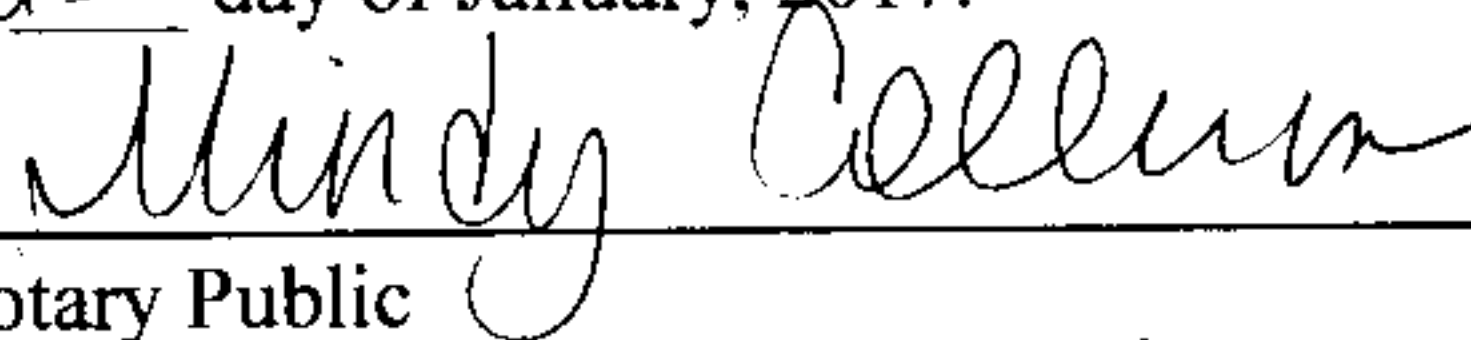


JEFFERY LEE STEWART,
as Personal Representative of the Estate of
NELDA SUE LOWERY, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for the said County and State, hereby certify that **JEFFERY LEE STEWART**, in his capacity as Personal Representative of the Estate of Nelda Sue Lowery, deceased, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he, as such Personal Representative, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Subscribed and sworn to before me this 25th day of January, 2017.



Notary Public

My Commission Expires: **MINDY COLLUM**
~~Notary Public, State of Alabama~~
County of Shelby
My Commission Expires
July 29, 2018

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 Nelda Sue Lowery
Mailing Address c/o Jeffery Lee Stewart
87 Southern Hills Parkway
Calera, AL 35040

Grantee's Name Jeffery Lee Stewart and
Mailing Address Vicki D. Stewart
87 Southern Hills Parkway
Calera, AL 35040

Property Address 10494 Highway 25
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 70,400.00

Transfer pursuant to Last Will and Testament

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 Property Tax Commissioner of Shelby County
☐ 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 1/25/17

Print Jeffery Lee Stewart

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

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Form RT-1