


This Instrument Prepared By:
Rebecca J. Turner
424 Ashbrooke Trail
Columbiana, AL 35051

TITLE NOT EXAMINED

SEND TAX NOTICE TO:
Gregory E. Joiner
113 Woodland Circle
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)


20170327000100530 1/3 \$23.00
Shelby Cnty Judge of Probate AL
03/27/2017 08 57 23 AM FILED/CERT

DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, That pursuant to the provisions of the Last Will and Testament of Martha B. Ferguson, Deceased, the undersigned Grantors, Rebecca J. Turner and Gregory E. Joiner, in their capacity as Personal Representatives of the Estate of Martha B. Ferguson, Deceased, under Letters Testamentary granted by the Probate Court of Shelby County on September 8, 2016, Case No. PR-2016-000631, do hereby grant, bargain, sell and convey unto Gregory E. Joiner, (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Lot 9, according to the survey of The Foothills of Chelsea, 2nd Sector, as recorded in Map Book 29, page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

A one-half (1/2) interest owned by Martha B. Joiner Ferguson at the time of her death, to the following described real estate, to-wit:


SE 1/4 of SE 1/4 of Section 18, Township 20 South, Range 1 East, LESS AND EXCEPT two (2) parcels sold to Shelby County, Alabama, as set out in Deed dated January 10, 2001 and recorded as Inst. #2001-00893, and deed dated December 1, 2011 and recorded as Instrument #20111201000363740, in the Probate Office of Shelby County, Alabama.

Also conveyed an undivided one-half interest in approximately 5 acres purchased from Thomas D. Neill and Barbara W. Neill, as shown by Deed Book 219, page 84 described as follows:

Begin at the Northwest corner of the SE 1/4 of SE 1/4 of Section 18, Township 20 South, Range 1 East, and run thence South along the West line of said forty a distance of 100 feet; thence run North 45 deg. 00 min. West to the East boundary of County Road No. 109; thence run in a Northerly direction along the East boundary of said County Road 109 to a point where the same crossed the East line of W 1/2 of SE 1/4 of said Section 18; thence run South along the East line of said W 1/2 of SE 1/4, South 02 deg. 37 min. 17 sec. West to the Southeast corner of NW 1/4 of SE 1/2, being the POINT OF BEGINNING; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, we, in our capacity as Personal Representatives of the Estate of Martha B. Ferguson, Deceased, have hereunto set our hands and seals effective as of the 28th day of January, 2017.


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Shelby Cnty Judge of Probate, AL
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*Rebecca J. Turner as personal Representative
of the Estate of Martha B. Ferguson, deceased*

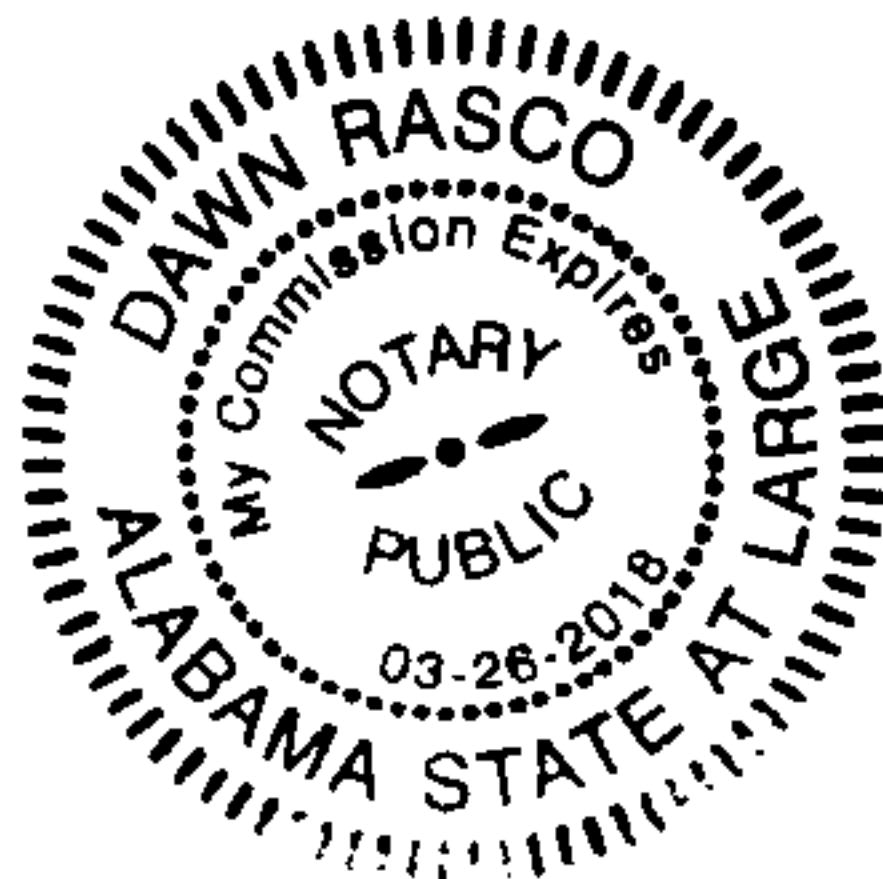
Rebecca J. Turner, as Personal Representative of
the Estate of Martha B. Ferguson, Deceased

*Gregory E. Joiner as Personal Representative of
the Estate of Martha B. Ferguson, deceased*

Gregory E. Joiner, as Personal Representative of
the Estate of Martha B. Ferguson, Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca J. Turner and Gregory E. Joiner, in their capacity as Personal Representatives of the Estate of Martha B. Ferguson, Deceased, whose names are signed to the foregoing conveyance, and are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same in such capacity on the 28th day of January, 2017.



Dawn Rasco

Notary Public Dawn Rasco

My Commission Expires 3/26/2018


Real Estate Sales Validation Form

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

Grantor's Name	AllSellers	Grantee's Name	AllBuyers	Gregory E. Joiner
Mailing Address	Estate of Martha B. Ferguson 424 Ashbrooke Trail	Address	113 Woodland Circle Chelsea, AL 35043	
Property Address	N/A Acreage			Date of Sale 1/28/2017
			Total Purchase Price	\$ _____
			or	\$ _____
			Actual Value	\$ _____
			or	
			Assessor's Market Value	\$ 145,745.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☒ Other Distribution from Estate
☐ Closing Statement


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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.

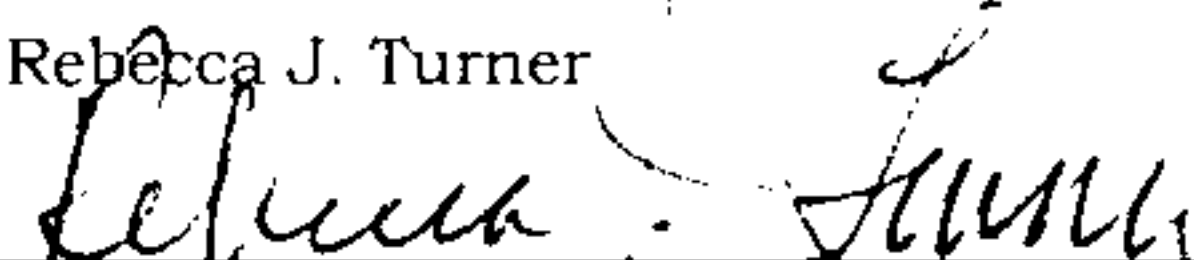
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 ~~Settlement Date~~ 1/28/2017

☐ Unattested _____

Print Rebecca J. Turner

Sign 
 (Grantor/Grantee/Owner/Agent) circle one