

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

TITLE NOT EXAMINED

SEND TAX NOTICE TO:  
Elizabeth F. Bromley  
205 Shalimar Circle  
Alabaster, AL 35007

STATE OF ALABAMA       )  
SHELBY COUNTY        )



20170327000100540 1/2 \$20.00  
Shelby Cnty Judge of Probate: AL  
03/27/2017 08:57:24 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 Elizabeth F. Bromley and Meghann Joiner Spidle, (the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit Number 221 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama, and also as established by the Declaration of condominium By-Laws and Amendments thereto, as recorded in Misc. Book 12, page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the Office of the Judge of probate of Shelby County, Alabama.

Together with an undivided interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and Together with all of its appurtenances according to the Declaration.

TO HAVE AND TO HOLD, to the said Grantees, their 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 28<sup>th</sup> day of January, 2017.

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

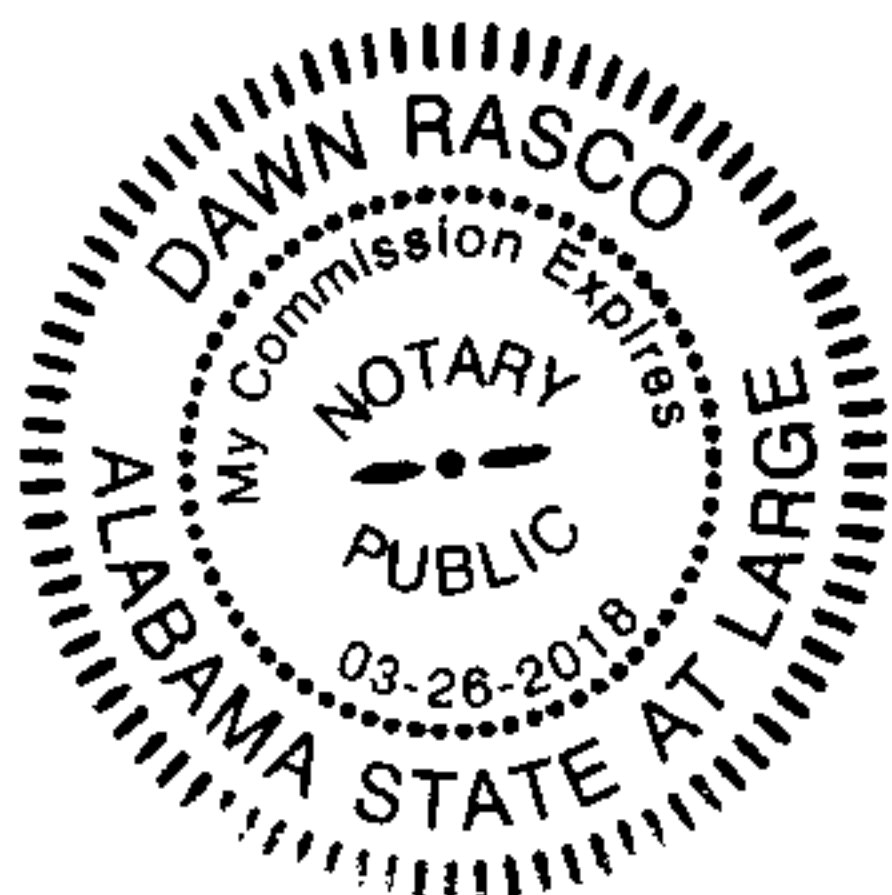
Rebecca J. Turner, as Personal Representative of  
the Estate of Martha B. Ferguson, Deceased

*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 28<sup>th</sup> day of January, 2017.



*Dawn Rasco*

Notary Public Dawn Rasco

My Commission Expires 3/26/2018

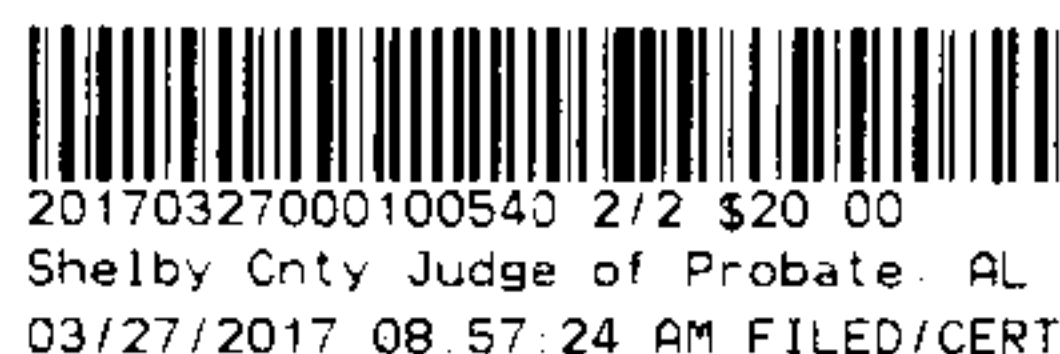
Real Estate Sales Validation Form

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

Grantor's Name	AllSellers	Grantee's Name	AllBuyers	Elizabeth F. Bromley, Meghann Joiner Spidle
Mailing Address	Estate of Martha B. Ferguson 424 Ashbrooke Trail	Address	205 Shalimar Circle 605 Tree Crossings Pkwy Alabaster, AL 35007 Hoover, AL 35244	
Property Address	221 Heath Drive Birmingham, AL 35242	Date of Sale	1/28/2017	
		Total Purchase Price	\$ _____	
		or	\$ _____	
		Actual Value	\$ _____	
		or		
		Assessor's Market Value	\$ 133,700.00	

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



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 SettlementDate

\_\_\_\_ Unattested \_\_\_\_\_

Print Rebecca J. Turner

Sign Rebecca J. Turner  
(Grantor/Grantee/Owner/Agent) circle one