

SEND TAX NOTICE TO:
Murray Denson Mahan
5484 Cahaba Valley Road
Birmingham, AL 35242

This instrument prepared by:
Jon J. Rutledge, Esq.
Jon J. Rutledge, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, Alabama 35216
(205) 795-2088


20170718000256900 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/18/2017 02:15:13 PM FILED/CERT

DEED OF DISTRIBUTION

PREPARED WITHOUT EXAMINATION OF TITLE

STATE OF ALABAMA)

SHELBY COUNTY)

THIS DEED made and entered into by **MURRAY DENSON MAHAN**, as Personal Representative of the Estate of **DOROTHY D. MAHAN**, deceased (hereinafter referred to as "Grantor"), to **MURRAY DENSON MAHAN** and **BILLIE JOYCE ZEAGER** (hereinafter collectively referred to as "Grantees").

RECITALS:

1. Dorothy D. Mahan (hereinafter referred to as Decedent) died testate on November 29, 2016. Her Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on December 15, 2016. The administration of the Decedent's Estate was assigned Case Number PR 2016-000848 by said Court. Said Court issued Letters Testamentary to Grantor on December 15, 2016, authorizing him to act on behalf of the Estate of the Decedent.

2. ITEM THREE (2)(A.) of Decedent's Last Will and Testament devises to Grantees all of the Decedent's Estate, which included the real estate described herein. The Decedent's husband, **JOHN WILLIAM MAHAN, JR.**, predeceased the Decedent with a date of death of July 27, 2012.

3. Grantor has determined that the real estate described herein and made the subject of this conveyance shall be distributed to Grantees in satisfaction of said devise to them under the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, **MURRAY DENSON MAHAN**, as Personal Representative of the Estate of **DOROTHY D. MAHAN**, deceased, does hereby Grant,

Bargain, Sell and Convey unto **MURRAY DENSON MAHAN** and **BILLIE JOYCE ZEAGER**, as tenants in common, all of the Decedent's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

See Legal Description attached as Exhibit "A" hereto as if fully set forth herein.

TO HAVE AND TO HOLD to the said Grantees, and to their respective heirs, personal representatives, successors and assigns forever.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto this the 17th day of July, 2017.

THE ESTATE OF DOROTHY D. MAHAN,
Deceased

By 
MURRAY DENSON MAHAN, as
Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that MURRAY DENSON MAHAN, whose name as Personal Representative of the Estate of DOROTHY D. MAHAN 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 said instrument, he executed the same voluntarily in his official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2017.


NOTARY PUBLIC
My Commission Expires: 7-17-2018

EXHIBIT "A" TO DEED OF DISTRIBUTION

Begin at a point where the East line of the Southeast Quarter of Northwest Quarter, Section 23, Township 19, Range 2 West, intersects the North right of way line of Cahaba Valley Road and thence run in a Westerly direction along the right of way line of Cahaba Valley Road a distance of 450 feet to a point; thence run North and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the center of Bishop Creek; thence run in a Northerly and Northeasterly direction along the meanderings of said creek to a point where the same intersects the North line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the East line thereof; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning.

There is excepted herefrom, the property heretofore conveyed to the grantees. There is reserved by the grantors herein, a right of way of sufficient width from Cahaba Valley Road to the property owned by the parties hereto, situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23, which said right of way shall be constructed at a place mutually agreed upon by the parties hereto, their successors, heirs or assigns.

Less and except that portion conveyed to Murray D. Mahan and Rhoda B. Mahan by deed recorded in Instrument Number 1995 Page 26226 in the Probate Office of Shelby County, Alabama.

Less and except any mineral and mining rights.

Less and except any part of subject property lying within a public road.

Less and except riparian rights, if any, to Bishop Creek.

Less and except any easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.

SUBJECT TO:

1. 30-foot ingress and egress easement conveyed to Murray D. Mahan and Rhoda B. Mahan by deed recorded in Instrument Number 1996 Page 16049 in the Probate Office of Shelby County, Alabama.
2. 2017 ad valorem taxes

SOURCE OF TITLE: Deed Book 282, Page 433 as recorded in the Probate Office of Shelby County, Alabama on September 5, 1973.


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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	<u>Murray Denson Mahan</u>	Grantee's Name	<u>Murray Denson Mahan</u>
Mailing Address	<u>5484 Cahaba Valley Rd</u> <u>Bham, AL 35242</u>	Mailing Address	<u>5484 Cahaba Valley Rd</u> <u>Bham, AL 35242</u>
Property Address	<u>5500 Cahaba Valley Rd</u> <u>BHM, AL 35242</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>Approx 450,000</u>

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
☐ 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 7-18-17

Print Jon T Rutledge (Attorney)

Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent circle one

Form RT-1



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