


This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

Send Tax Notice To: Dale Breckenridge
5068 Stratford Rd.
Birmingham, AL 35242

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238


20180405000114190 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/05/2018 04:08:56 PM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT BY A DECREE dated the 29th day of August, 2017, rendered by the Probate Court of Shelby County, Alabama, in the case of the Estate of Joyce P. Breckenridge, deceased, Case Number PR-2017-321, I, Ginger Gale Breckenridge, as Personal Representative of the Estate of Joyce P. Breckenridge, deceased, was authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of One Dollar in hand paid by Dale Breckenridge, the devisee of the property hereinafter described and in conformity with and pursuant to the authority of said Decree, I, Ginger Gale Breckenridge, as Personal Representative of the Estate of Joyce P. Breckenridge, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Dale Breckenridge, as Heir and Devisee, all of the right, title, interest and estate of Joyce P. Breckenridge, deceased, in and to the following real estate situated in Shelby County, Alabama, to-wit:

Lot 3 in Canterbury Estates as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama.


Street address: 140 Cambridge Circle, Montevallo, Alabama

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD said property unto the said Dale Breckenridge, his successors and assigns in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the ____ day of _____, 2018, at Shelby County, Alabama.

Estate of Joyce P. Breckenridge, deceased



Ginger Gale Breckenridge
Personal Representative of the
Estate of Joyce P. Breckenridge, deceased

STATE OF ALABAMA)


COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ginger Gale Breckenridge, whose name is signed to the foregoing deed as Personal Representative of the Estate of Joyce P. Breckenridge, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal, this the 2ND day of April, 2018.



Notary Public
My Commission Expires: 8-21-21


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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 ESTATE OF JOYCE &
Mailing Address JANES BRECKENRIDGE

Grantee's Name DALE BRECKENRIDGE
Mailing Address 5068 STRATFORD RD
BIRMINGHAM, AL
35242

Property Address 140 CAMBRIDGE
CIRCLE
BIRMINGHAM, AL

Date of Sale 4-5-18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$

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 LEASE PURCHASE AGREEMENT
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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).

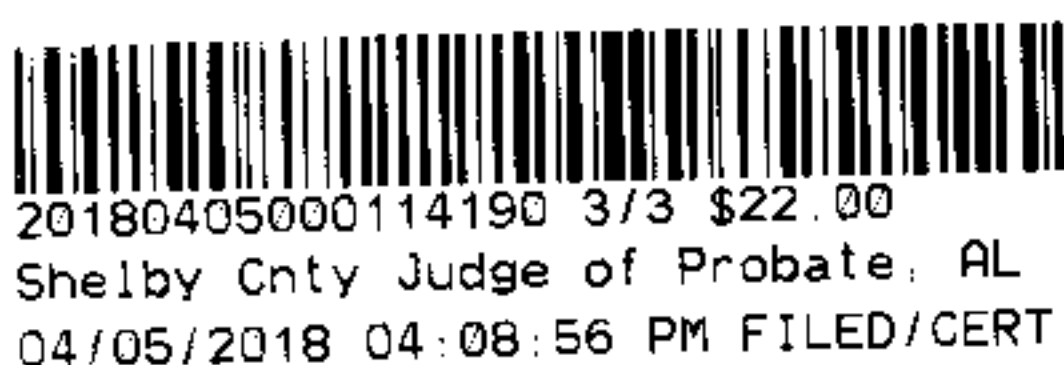
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-5-18

Print WILSON ALISA

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1