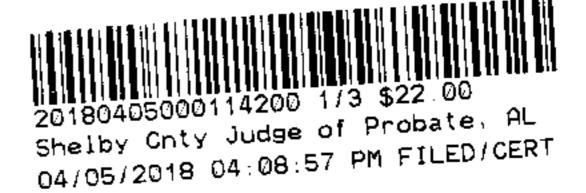
This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

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



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 James E. Breckenridge, deceased, Case Number PR-2017-320, I, Ginger Gale Breckenridge, as Personal Representative of the Estate of James E. 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 James E. 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 James E. 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	ereunto set my hand and seal on this the da	y of
, 2018, at Shelby County, .	abama.	

Estate of James E. Breckenridge, deceased

Ginger Gale Breckenridge

Personal Representative of the

Estate of James E. 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 James E. 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 ______ day of _______, 2018.

Notary Public
My Commission Expires: 2-21-21

Shelby Cnty Judge of Probate, AL 04/05/2018 04:08:57 PM FILED/CERT

Real Estate Sales Validation Form

inis	Document must be filed in accordan	ice with Code of Alabama 197	5, Secuon 40-22-1
antor's Name ailing Address	ESTATE OF JOSE 4 JANES BRECKRIDGE	Grantee's Name_Mailing Address_	DAUS BRECHEVERDED BOOK STRATFORD BORDES MAA, AL.
operty Address	MO CABRIDGE CACCE NOSTEVALO, A	Total Purchase Price or Actual Value or	\$
idence: (check of Bill of Sale Sales ContractClosing States	e or actual value claimed on this one) (Recordation of documents t ment	ary evidence is not require Appraisal Other	e following documentary ed) - Punculate America
•	document presented for recordate this form is not required.	LION COMMANS AN OF THE FEC	uneu imomiation referenceu
property and the	nd mailing address - provide the eir current mailing address. Indicately mailing address - provide the eight mailing address - provide th		
•	- the physical address of the pro	nerty heing conveyed if a	vailable
•	date on which interest to the pro-		.vanabio.
otal purchase pri	ce - the total amount paid for the	e purchase of the property	, both real and personal,
onveyed by the in	e property is not being sold, the nstrument offered for record. This or the assessor's current marks	s may be evidenced by ar	•
cluding current sponsibility of va	ded and the value must be deteruse valuation, of the property as aluing property for property tax por Alabama 1975 § 40-22-1 (h).	determined by the local ourposes will be used and	official charged with the
ccurate. I further	t of my knowledge and belief that understand that any false stater cated in <u>Code of Alabama 1975</u>	ments claimed on this forn	
ate 4-5-18	P	rint LDJDSEY	Reson

Unattested

20180405000114200 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 04/05/2018 04:08:57 PM FILED/CERT

Sign/

Tucksey Council (Grantor/Grantee/Owner/Agent) circle one

Form RT-1