


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


20180405000114220 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/05/2018 04:08:59 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:

Commence at a point on the West margin of Main Street in the Town of Columbiana, Alabama, 228 feet North of the point of intersection of the North margin of Sterrett Street and the West margin of Main Street at an iron stake marking the Northeast corner of lot formerly known as J. L. Peters Lot; and from said last named point run thence North along the West margin of Main Street a distance of 119 feet to a point; thence turn to the left and run West, parallel with Sterrett Street a distance of 419 feet to the point of beginning of the property herein conveyed; thence turn to the left and run parallel with said Main street in a Southerly direction a distance of 119 feet to a point; thence turn to the left and run in an Easterly direction parallel with said Sterrett Street a distance of 169 feet to a point; thence turn to the left and run in a Northerly direction parallel with Main Street a distance of 119 feet to a point; thence turn to the left and run in a Westerly

direction, parallel with said Sterrett Street a distance of 169 feet to the point of beginning. Being a part of the SE ¼ of SE ¼, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Street address: 107 Gum Street, Columbiana, 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



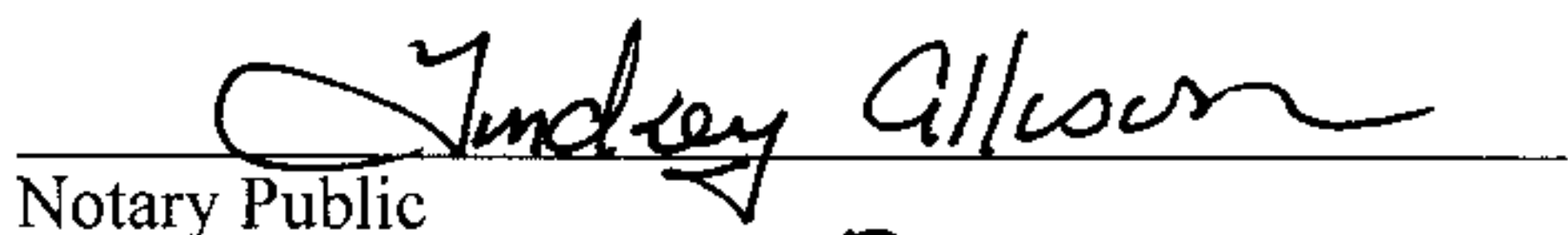
Ginger Gale Breckenridge
Personal Representative of the
Estate of Joyce P. Breckenridge, deceased

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


20180405000114220 2/3 \$22.00
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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 DAVE BRECKENRIDGE
Mailing Address 5068 STRATFORD RD
BERNARDON, AL
35042

Property Address 10707 STREET
CANNONVILLE, AL

Date of Sale _____
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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other LEASE PURCHASE

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 WILDEY ALISA

Unattested

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

20180405000114220 3/3 \$22.00
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Form RT-1