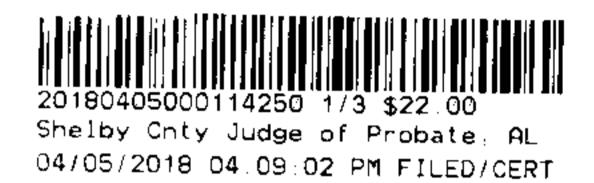
This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

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

Street address: 171 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 _______ day of ________, 2018.

Notary Public
My Commission Expires: 8-21-21

Shelby Cnty Judge of Probate: AL 04/05/2018 04:09:02 PM FILED/CERT

Real Estate Sales Validation Form

		Neal Estate Sal	ies vailuation Form		
This	Document must b	e filed in accordan	ce with Code of Alabama 19	75, Section	1 40-22-1
antor's Name	ESTATE OF	309CE 4	Grantee's Name	DIL	= BRECKERRE
ailing Address	DANES	PRECKRIDGE	Mailing Address	50	68 STIENT FORD
		·		REG	2MDS UNA, AL
				•	35242
	· · 0				
operty Address		MBRICOL	Date of Sale		
	ODECE		Total Purchase Price	<u>\$</u>	
	PENTE	MLCO, 1L	Or • • • • • • • • • • • • • • • • • • •	•	
			Actual Value	\$	
				Φ.	
		•	Assessor's Market Value	\$	
-	one) (Recordat ct		form can be verified in the ry evidence is not required. Appraisal Other	ed)	
the conveyance love, the filing of	-		tion contains all of the re	quired info	ormation referenced
	· - · · · · · · · · · · · · · · · · · ·	Inst	ructions		
	nd mailing addre eir current mailir	•	name of the person or pe	ersons cor	nveying interest
rantee's name a	•	ess - provide the	name of the person or pe	ersons to	whom interest
operty address	- the physical ac	ldress of the prop	erty being conveyed, if a	available.	
ate of Sale - the	date on which in	nterest to the prop	perty was conveyed.		
•		nount paid for the offered for record	purchase of the property d.	y, both rea	al and personal,
onveyed by the in	nstrument offere	-	rue value of the property s may be evidenced by a t value.		
cluding current	use valuation, o aluing property f	f the property as or property tax pu	mined, the current estimated by the local of a local of the local of t	official cha	arged with the

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

ate 4-5-18

Unattested

Print

Sign/

Shelby Cnty Judge of Probate, AL

04/05/2018 04:09:02 PM FILED/CERT

Grantor/Grantee/Owner/Agent) circle one

LDJOSEY /LUISON

Form RT-1