

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080

SEND TAX NOTICE TO:
William Barnett McWilliams, II,
Michael Hutto McWilliams,
Kelley McWilliams Chandler, &
Kathleen McWilliams Savage
210 Calmont Woods Drive
Montevallo, AL 35115

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

DEED OF DISTRIBUTION

STATE OF ALABAMA)

SHELBY COUNTY)

THIS DEED made and entered into by William Barnett McWilliams, II and Marley R. McWilliams, as Personal Representatives of the Estate of **BETTY H. MCWILLIAMS A/K/A BETTY JO MCWILLIAMS**, deceased (hereinafter referred to as "Grantor"), to **WILLIAM BARNETT MCWILLIAMS, II, MICHAEL HUTTO MCWILLIAMS, KELLEY MCWILLIAMS CHANDLER**, and **KATHLEEN MCWILLIAMS SAVAGE** (hereinafter collectively referred to as "Grantees").

RECITALS:

1. Betty Jo McWilliams (hereinafter referred to as Decedent) died testate on November 23, 2016. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on January 23, 2017. The administration of the Decedent's Estate was assigned Case Number PR-2017-000030 by said Court. Said Court issued Letters Testamentary to William Barnett McWilliams, II and Marley R. McWilliams on January 23, 2017 authorizing them to act on behalf of the Estate of the Decedent.

2. Paragraph Second of Decedent's Last Will and Testament devises to Grantees all of the Decedent's Estate. Betty H. McWilliams as referenced in said Will is the same person Betty Jo McWilliams. Kelley M. Chandler as referenced in said Will is the same person as Kelley McWilliams Chandler. Mary Kathleen McWilliams as referenced in said Will is the same person as Kathleen McWilliams Savage.

3. Grantor has determined that the Decedent's ownership interest in 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, William Barnett McWilliams, II and Marley R. McWilliams, as Personal Representatives of the Estate of **BETTY H. MCWILLIAMS A/K/A BETTY JO MCWILLIAMS**, deceased, does hereby Grant, Bargain, Sell and Convey unto **WILLIAM BARNETT MCWILLIAMS, II, MICHAEL HUTTO MCWILLIAMS, KELLEY MCWILLIAMS CHANDLER, and KATHLEEN MCWILLIAMS SAVAGE**, 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:

Lot 2, Survey of Butte Woods Ranch Addition to Altadena Valley as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

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 9th day of June, 2018.

(Signatures and notaries appear on the following pages)



20180622000222150 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
06/22/2018 09:19:20 AM FILED/CERT

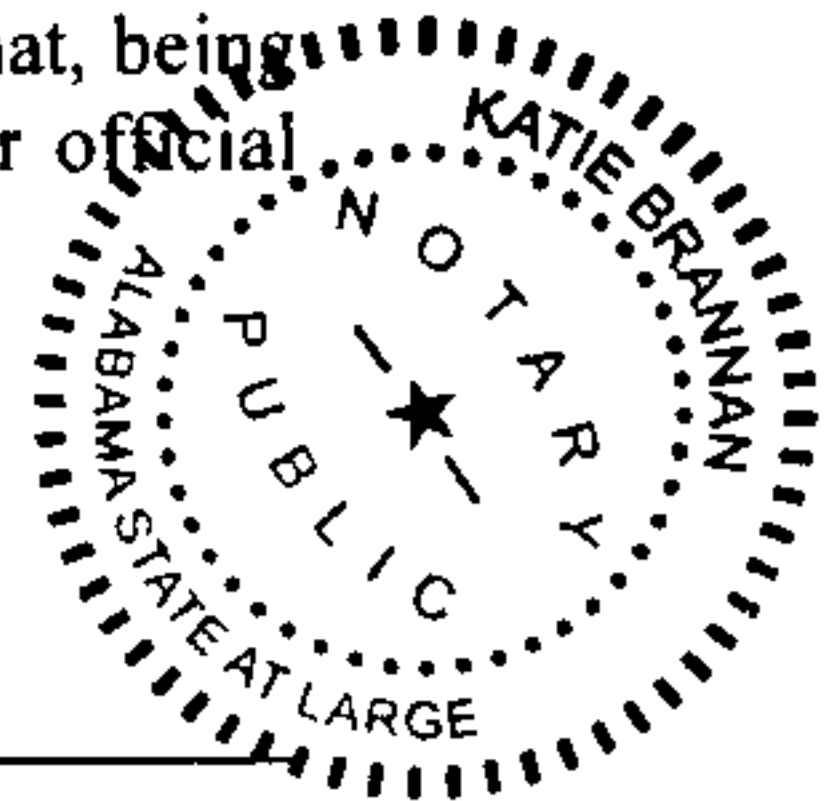
THE ESTATE OF BETTY H. MCWILLIAMS
A/K/A BETTY JO MCWILLIAMS,
Deceased

By Marley R. McWilliams
Marley R. McWilliams, Personal Representative

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, Katie Brannan, a Notary Public in and for said State in said County, hereby certify that Marley R. McWilliams, whose name as Personal Representative of the Estate of BETTY H. MCWILLIAMS A/K/A BETTY JO MCWILLIAMS 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, she executed the same voluntarily in her official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 2018.



Katie Brannan
NOTARY PUBLIC

My Commission Expires: KATIE BRANNAN
Notary Public, State of Alabama
State At Large
My Commission Expires
December 02, 2019

THE ESTATE OF BETTY H. MCWILLIAMS
A/K/A BETTY JO MCWILLIAMS,
Deceased

By William Barnett McWilliams II
William Barnett McWilliams, II,
Personal Representative

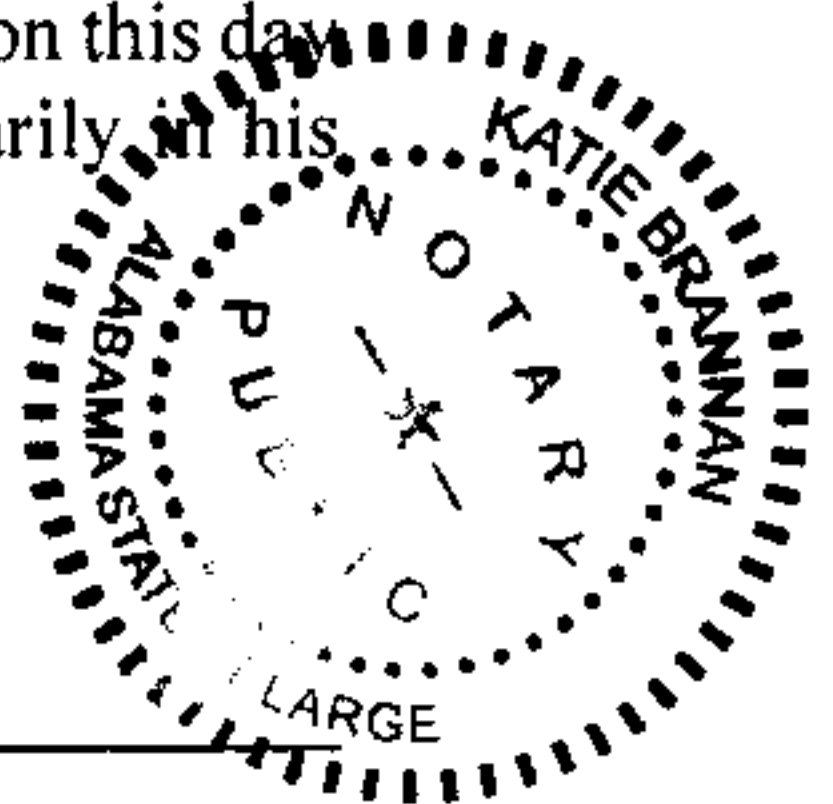
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, Katie Brannan a Notary Public in and for said State in said County, hereby certify that William Barnett McWilliams, II, whose name as Personal Representative of the Estate of BETTY H. MCWILLIAMS A/K/A BETTY JO MCWILLIAMS 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 8th day of June, 2018.

Katie Brannan
NOTARY PUBLIC

My Commission Expires: KATIE BRANNAN
Notary Public, State of Alabama
State At Large
My Commission Expires
December 02, 2019



Real Estate Sales Validation Questionnaire

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

William Barnett McWilliams, II &
Marley R. McWilliams, Pers. Reps.
of Estate of Betty H. McWilliams
a/k/a Betty Jo McWilliams

Grantee's Name
Mailing Address

William Barnett McWilliams, II
Michael Hutto McWilliams
Kelley McWilliams Chandler
Kathleen McWilliams Savage

Property Address

4504 Old Caldwell Mill Rd
Birmingham, AL 35242

Date of Sale June 8, 2018

Total Purchase Price \$

or

Current Assessor's MV \$ 226,300

Documentary Evidence provided:

Closing Statement

Bill of Sale

Sells Contract

Other

210 Calmont Woods Drive
Montevallo, AL 35115

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 06/20/2018

Print Mark W. Macoy, Attorney for Estate

Sign

(Donor / Agent) circle one



20180622000222150 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
06/22/2018 09:19:20 AM FILED/CERT