

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: Ginger Gale Breckenridge
708 Crosscreek Trail
Pelham, AL 35124

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

**CORRECTED DEED TO REFLECT SCRIVENER'S ERROR TO REFLECT STREET ADDRESS OF
PROPERTY IN DEED RECORDED
04/05/2018 IN INSTRUMENT NO. 20180405000114210**

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 Ginger Gale 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 Ginger Gale 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 1, Block 1, according to the First Sector, Indian Valley, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Street address: 5050 Indian Valley Road, Birmingham, AL 35244



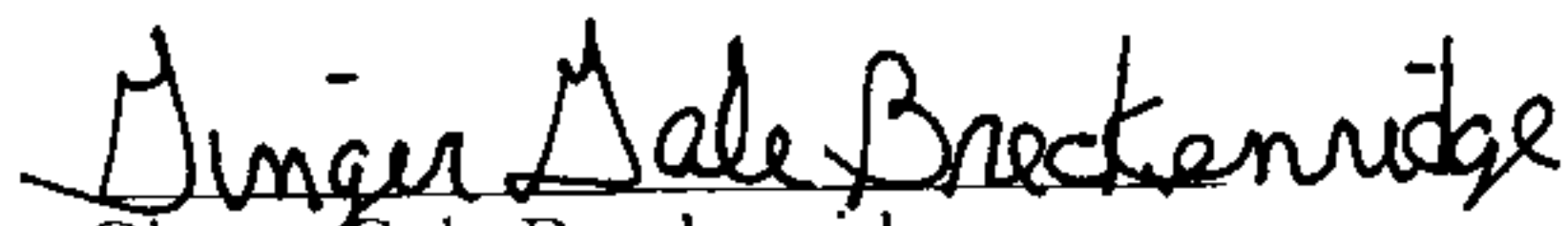
20180718000255490 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2018 10:55:57 AM FILED/CERT

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 Ginger Gale Breckenridge, her successors and assigns in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10 day of July, 2018, at Shelby County, Alabama.

Estate of James E. Breckenridge, deceased



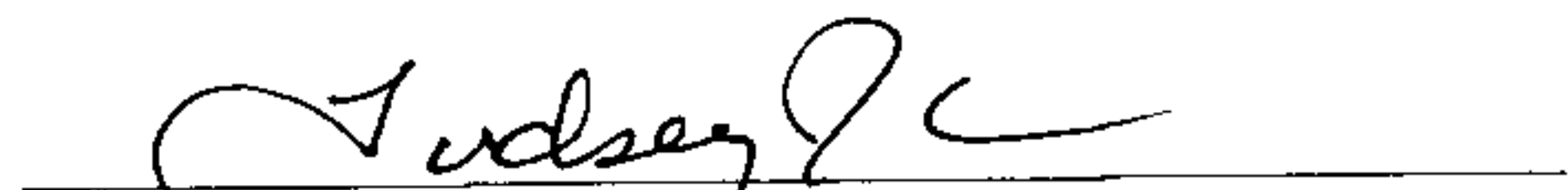
Ginger Gale Breckenridge
Personal Representative and Heir and Devisee of
the Estate of James E. Breckenridge, deceased

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 and Heir and Devisee 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 10 day of July, 2018.



Notary Public
My Commission Expires: 8-8-21


20180718000255490 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2018 10:55:57 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name PERSONAL REPRESENTATIVE Grantee's Name GINGER GALE BRECKENRIDGE
Mailing Address ESTATE OF JAMES A Mailing Address _____
GINGER BRECKENRIDGE _____
Property Address 5050 INDIAN VALLEY RD Date of Sale _____
B'HAM, AL 35244 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 COLLECTED DEED
☐ 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 to property and their current mailing address.

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

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

Date of Sale - the date on which interest to 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, excluding 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 7-19-18

Print LINDSEY ALISON

Unattested

Sign Lindsey Alison

(Grantor/Grantee/Owner/Agent) circle one

20180718000255490 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2018 10:55:57 AM FILED/CERT

ified by)

Form RT-1