

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

TO CLEAR TITLE - INSTRUMENT NO. 20180405000
114210

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

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 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 Joyce P. 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 Joyce P. Breckenridge, deceased, in and to the following real estate situated in Shelby County, Alabama, to-wit:

Lot 20, Block 2, according to the Map of Meadow Green Subdivision, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.



20180718000255500 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2018 10:55:58 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5 day of APRIL, 2018, at Shelby County, Alabama.

Estate of Joyce P. Breckenridge, deceased

Ginger Gale Breckenridge
Ginger Gale Breckenridge

Personal Representative and Heir and Devisee 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 and Heir and Devisee 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 5 day of APRIL, 2018.

Judsey JC

Notary Public

My Commission Expires: 8-8-21



20180718000255500 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2018 10:55:58 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

Mailing Address

PERSONAL REPRESENTATIVE
ESTATE OF JAMES F
ODGER

Grantee's Name

Mailing Address

Property Address

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

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 _____

Print

[Signature]

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180718000255500 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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