

This instrument was prepared by:  
**Mike T. Atchison**  
**P.O. Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Ashlyn Ledbetter**  
**310 17<sup>th</sup> Street**  
**Calera, AL 35040**

**WARRANTY DEED – DEED OF DISTRIBUTION**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **the settlement of the Estate of Ronald J. Lowe, Sr., Probate Case # PR-2014-000192, in the Probate Office of Shelby County, Alabama**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ashlynn Ledbetter, as Personal Representative of the Estate of Ronald J. Lowe, Sr., Probate Case #PR-2014-000192**, hereby grant, bargain, sell and convey unto **Ashlynn Ledbetter**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

A parcel of land being part of Block 95 of Dunstan’s Map of Calera, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the South right of way line of 2<sup>nd</sup> Avenue and the West right of way line of 16<sup>th</sup> Street, said iron pin also being the Northeast corner of said Block 95; thence South 00 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a ½-inch rebar set; thence North 87 degrees 13 minutes 29 seconds West, a distance of 206.27 feet to a ½-inch rebar set; thence North 15 degrees 54 minutes 05 seconds East, a distance of 205.12 feet to a ½-inch rebar set; thence South 87 degrees 13 minutes 29 seconds East, a distance of 150.00 feet to the point of beginning.

Subject to taxes for 2019 and subsequent years, restrictions, easements and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of December, 2018.

Estate of Ronald J. Lowe, Sr., PR-2014-000192, in  
the Probate Office of Shelby County, Alabama

Ashlynn Ledbetter  
By: Ashlynn Ledbetter, Personal Representative

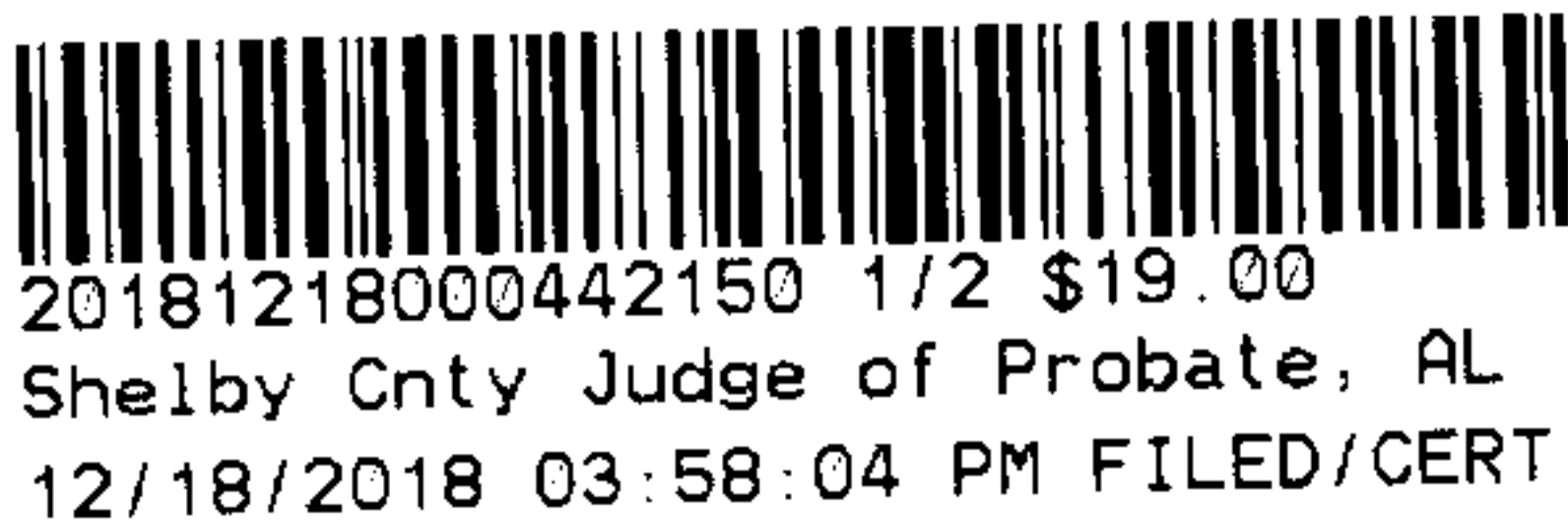
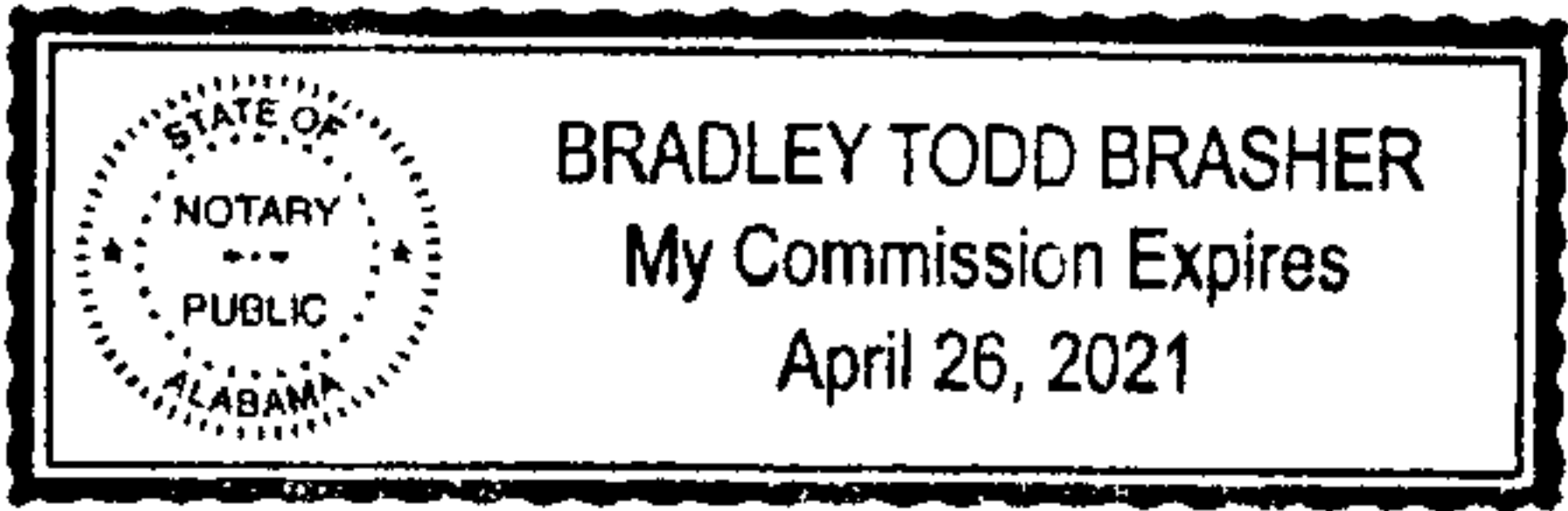
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashlynn Ledbetter, whose name as Personal Representative of the Estate of Ronald J. Lowe, Sr., PR-2014-000192, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2018

My Commission Expires: 04/26/2021

Bradley Todd Brasher  
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Ronald J. Lowe, Sr Grantee's Name Ashlynn Ledbetter  
Mailing Address 222 16th Street Mailing Address 310 117th Street  
Calera, AL 35040 Calera, AL 35040

Property Address 222 16th Street Date of Sale 12-18-18  
Calera, AL 35040 Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 130,000.00

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  
☐ Closing Statement tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

Unattested \_\_\_\_\_  
(verified by)

Print Ashlynn Ledbetter  
Sign Ashlynn Ledbetter  
(Grantor/Grantee/Owner/Agent) circle one

