

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Jason William Polk
106 Creekside Drive
Daphne, Alabama 36526

Property Value: \$ 188002.00
Address of Property: 13995 Hwy 41 N
Leeds AL 35094
Parcel I.D.: 01 7 35 0 000 007.000
Source of Title: 20141121000366790

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by Andrew Gallon Polk, as Personal Representative of the Estate of **Elaine G. Polk**, also known as Elaine Gallon Polk, deceased (herein referred to as the "Grantor"), with a current address of 13995 Highway 41 North, Leeds, Alabama 35094, to **Jason William Polk**, with a current address of 106 Creekside Drive, Daphne, Alabama 36526, (herein referred to as the "Grantee").

RECITALS:

1. **Elaine G. Polk**, also known as Elaine Gallon Polk, (herein referred to as Decedent) died testate on or about the 15th day of September, 2018. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on October 23, 2018. The administration of the Decedent's Estate was assigned Case Number PR-2018-000757 by said Court. Said Court issued Letters Testamentary to Grantor on October 26, 2018, authorizing him to act on behalf of the Estate of the Decedent.

2. Grantors has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to it under Item III(b) of the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto Grantee, 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:



20190610000203070 1/3 \$23.00
Shelby Cnty Judge of Probate: AL
06/10/2019 02:25:20 PM FILED/CERT

BEGIN AT THE SOUTHWEST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID ¼ - ¼ SECTION FOR 1329.65 FEET TO THE SOUTHEAST CORNER OF SAID ¼ - ¼ SECTION; THENCE RUN NORTH 00 DEGREES 20 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID ¼ - ¼ SECTION FOR 1327.28 FEET TO THE NORTHEAST CORNER OF SAID ¼ - ¼ SECTION; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID ¼ - ¼ SECTION FOR 230.08 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 41; SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 758.12 FEET, A CHORD BEARING OF SOUTH 17 DEGREES 56 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 576.14 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 590.99 FEET ; THENCE RUN SOUTH 40 DEGREES 16 MINUTES 05 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 186.31 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1462.09 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 04 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF 845.42 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 857.67 FEET ; THENCE RUN SOUTH 73 DEGREES 52 MINUTES 41 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 88.28 FEET TO A POINT ON THE WEST LINE OF SAID ¼ - ¼ SECTION; THENCE RUN SOUTH 00 DEGREES 16 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID ¼ - ¼ SECTION FOR 150.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 826,606.46 S.F. OR 18.98 ACRES MORE OR LESS.

Subject to ad valorem taxes due October, 2019, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said Grantee, and to his 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 a Grantor in his individual capacity, and a Grantor expressly limits his liability hereunder to the property now or hereafter held by in him in his representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto effective this the _____ day of _____, 20_____.

Estate of Elaine G. Polk,
deceased

By: Andrew Gallon Polk
Andrew Gallon Polk
Its: Personal Representative

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Andrew Gallon Polk, whose name, as Personal Representative of the Estate of Elaine G. Polk, 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 5 day of June, 2019.

Marnie S. Harding
NOTARY PUBLIC
My Commission Expires: 9-14-2020

