

SEND TAX NOTICE TO:
Matthew L. Adams
3092 Riverwood Terrace
Birmingham, AL 35242

This instrument prepared by:
Jon J. Rutledge, Esq.
Jon J. Rutledge, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, Alabama 35216
(205) 795-2088

DEED OF DISTRIBUTION

PREPARED WITHOUT EXAMINATION OF TITLE

STATE OF ALABAMA)

SHELBY COUNTY)

THIS DEED made and entered into by **MICHAEL D. ADAMS and MATTHEW L. ADAMS**, as Co-Personal Representatives of the Estate of **DOROTHY S. ADAMS**, deceased (hereinafter collectively referred to as "Grantors"), to **MATTHEW L. ADAMS** (hereinafter referred to as "Grantee").

RECITALS:

1. **DOROTHY S. ADAMS** (hereinafter referred to as Decedent) died testate on February 19, 2019. Her Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on March 20, 2019. The administration of the Decedent's Estate was assigned Case Number PR-2019-000136 by said Court. Said Court issued Letters Testamentary to Grantors on March 20, 2019, authorizing them to act on behalf of the Estate of the Decedent.

2. ITEM II of Decedent's Last Will and Testament devises to Grantee the real property located at 3092 Riverwood Terrace, Birmingham, Alabama 35242. The Decedent's husband, **DARRELL L. ADAMS**, predeceased the Decedent with a date of death of January 3, 2019.

3. Grantors have determined that the real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to him under the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, **MICHAEL D. ADAMS and MATTHEW L. ADAMS**, as Co-Personal Representatives of the Estate of **DOROTHY S.**

ADAMS, deceased, do hereby Grant, Bargain, Sell and Convey unto MATTHEW L. ADAMS, 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:

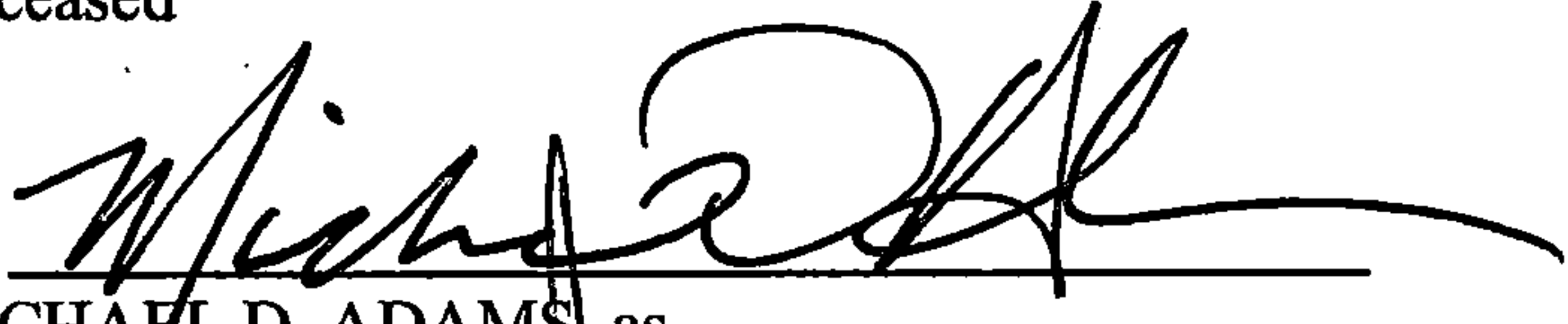
See Legal Description attached as Exhibit "A" hereto as if fully set forth herein.

TO HAVE AND TO HOLD to the said Grantee, and to his heirs, personal representatives, successors and assigns forever.

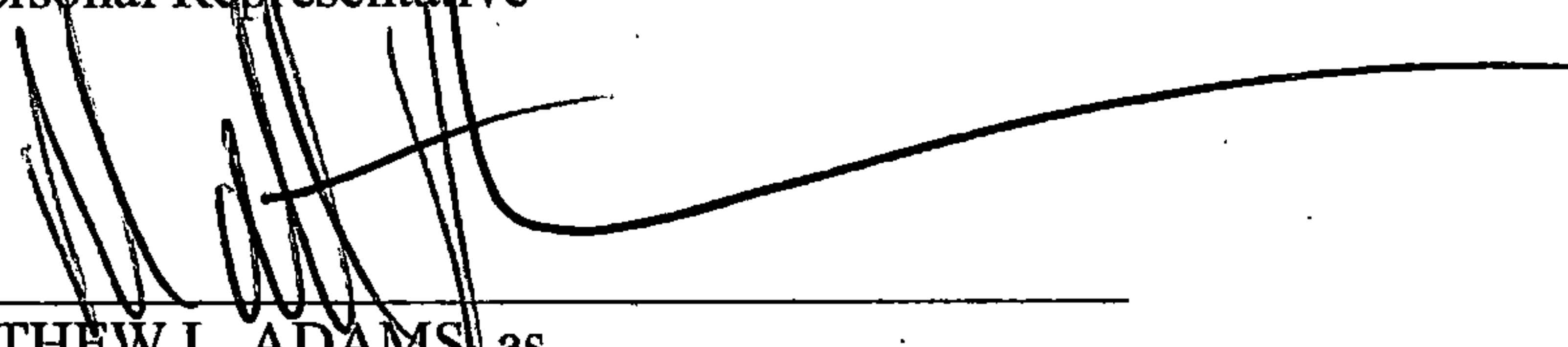
This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the Grantors expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacity named.

IN WITNESS WHEREOF, the Grantors have executed this conveyance by setting their signature hereto this the 20 day of May, 2019.

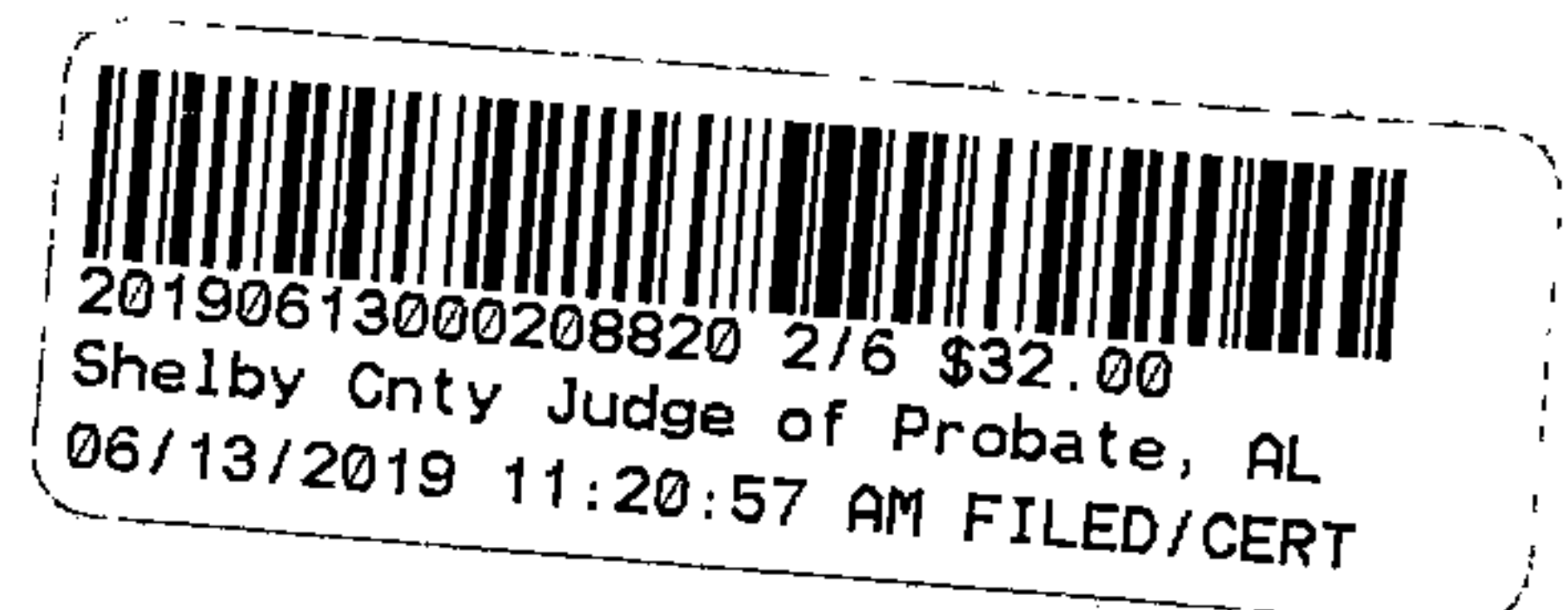
THE ESTATE OF DOROTHY S. ADAMS,
Deceased

By 
MICHAEL D. ADAMS, as
Co-Personal Representative

And

By 
MATTHEW L. ADAMS, as
Co-Personal Representative

(*Notary Public stamp/seal/signature contained on the following two (2) pages***)**



STATE OF Ohio)
Hamilton COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that MICHAEL D. ADAMS, whose name as Co-Personal Representative of the Estate of DOROTHY S. ADAMS, 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 Co-Personal Representative on the day the same bears date.

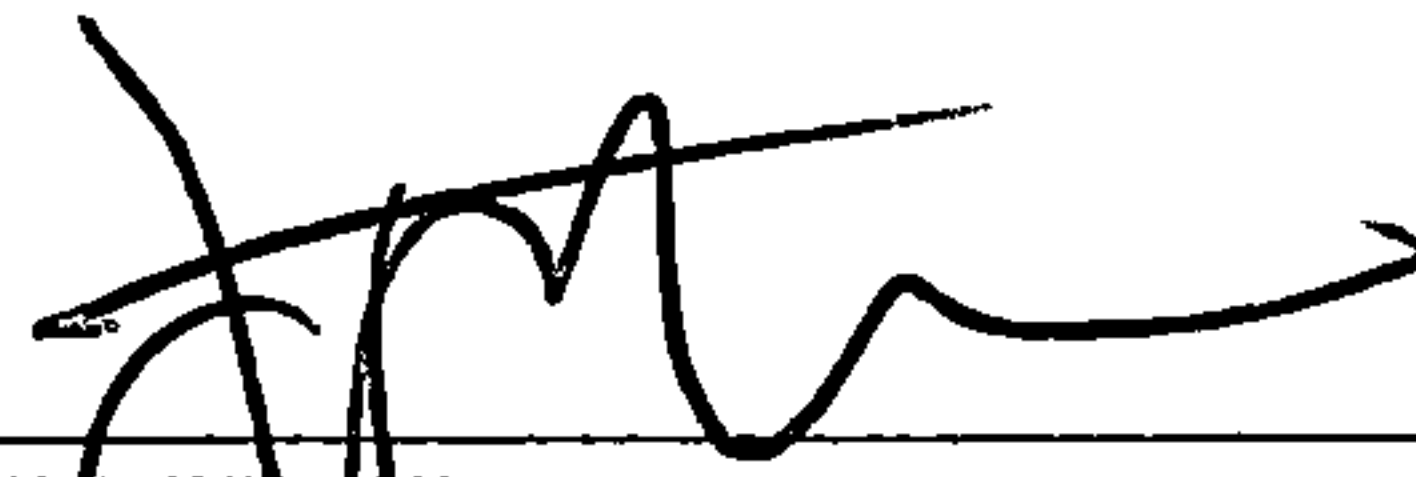
Given under my hand and official seal this the 20th day of May, 2019.

Kathryn Luckett
NOTARY PUBLIC
My Commission Expires: March 24, 2020

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that MATTHEW L. ADAMS, whose name as Co-Personal Representative of the Estate of DOROTHY S. ADAMS, 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 Co-Personal Representative on the day the same bears date.

Given under my hand and official seal this the 13 day of June, 2019.



NOTARY PUBLIC
My Commission Expires: 7-17-2022

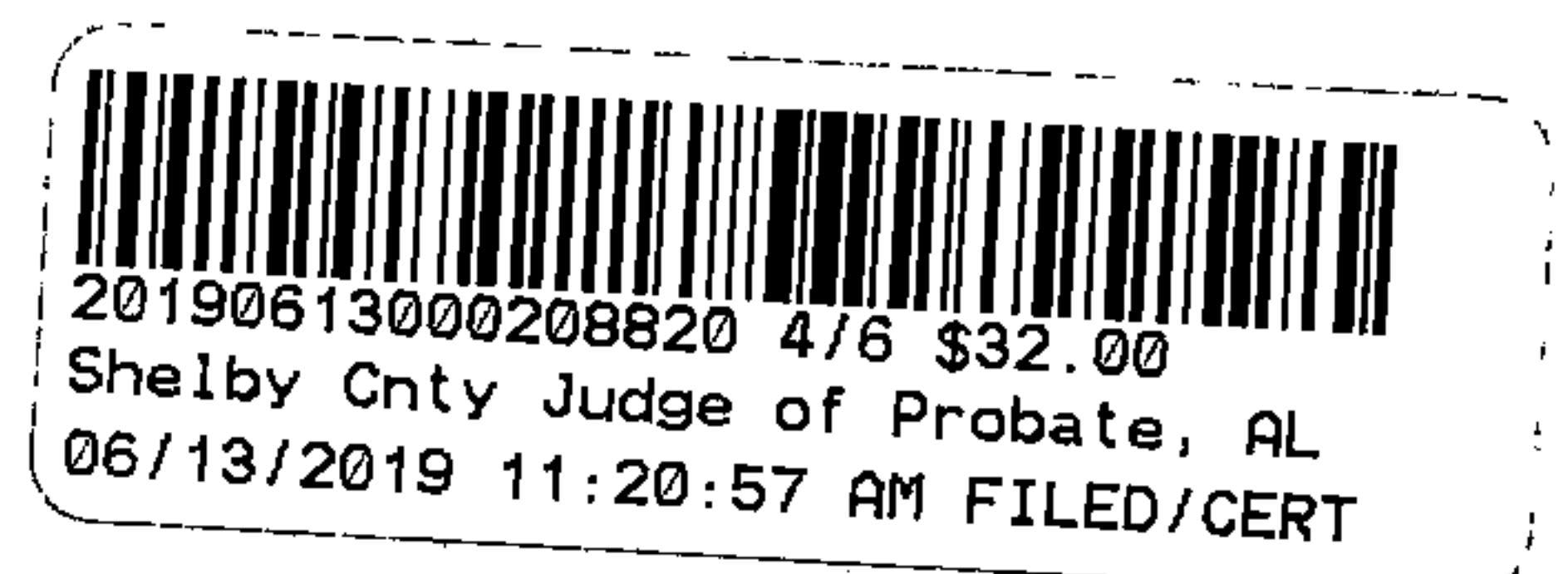


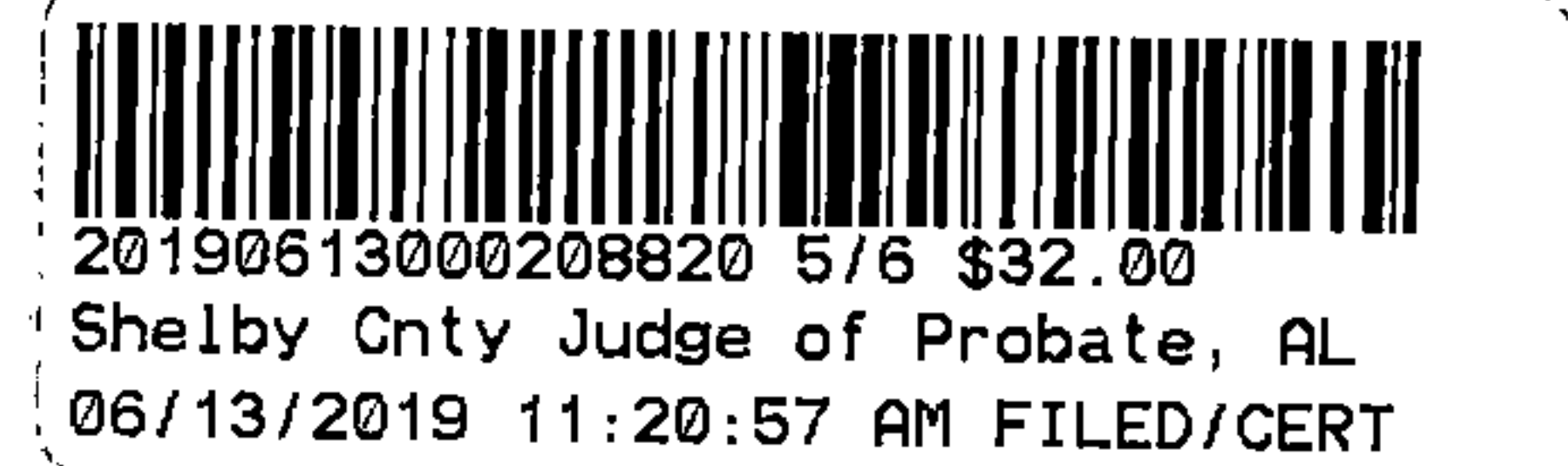
EXHIBIT "A" TO DEED OF DISTRIBUTION

Lot D, in Block 12, according to a Resurvey of Lots A, B, C & D, Block 12, Riverwood, 7th Sector, as recorded in Map Book 10, page 81, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common area, as set forth in the Declaration recorded in Misc. Book 30, Page 880, in said Probate Office; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record; and
2. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

SOURCE OF TITLE: Instrument Number 1999-03937 as recorded in the Probate Office of Shelby County, Alabama on January 29th, 1999.



Real Estate Sales Validation Form

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

Grantor's Name Est of Dorothy S Adams
Mailing Address 3092 Riverwood Terrace
Bhm, AL 35242

Grantee's Name MATTHEW L. ADAMS
Mailing Address 3092 Riverwood Terrace
Bhm, AL 35242

Property Address 3092 Riverwood Terrace
Bhm, AL 35242

Date of Sale 5/20/19

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 129,900



20190613000208820 6/6 \$32.00
Shelby Cnty Judge of Probate, AL
06/13/2019 11:20:57 AM FILED/CERT

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 tax Assessor - Shelby County

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 6/13/19

Print Jon J. R. Hulse

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1