

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:
Robert Jackson Guy
19081 River Drive
Shelby, Alabama 35143

Tax Assessor's Property Value: \$296,050.00
Address of Property: 19081 River Drive
Shelby, Alabama 35143
Parcel I.D.: 31 3 07 0 002 033.000
Source of Title: Instrument No. 20150507000149640

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by Robert Jackson Guy, with a current address of 19081 River Drive, Shelby, Alabama 35143, and Deborah Nancy Guy Kornegay, with a current address of 394 Stonebridge Road, Irondale, Alabama 35210, as Personal Representatives of the Estate of William L. Guy, also known as William Loyd Guy, deceased (herein collectively referred to as "Grantors"), to Robert Jackson Guy and Daphne Smith Guy, a married couple, with a current address of 19081 River Drive, Shelby, Alabama, (herein collectively referred to as "Grantees"), as joint tenants with right of survivorship.

RECITALS:

1. William L. Guy also known as William Loyd Guy (herein referred to as "Decedent") died testate on October 1, 2019. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on November 6, 2019. The administration of the Decedent's Estate was assigned Case Number PR-2019-000902 by said Court. Said Court issued Letters Testamentary to Grantors on November 12, 2019, authorizing them to act on behalf of the Estate of the Decedent.

2. Grantors have determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantees in satisfaction of said devise to them under Item IV of the Decedent's Last Will and Testament, as amended by Decedent's Codicil.

NOW, THEREFORE, in consideration of the premises, Grantors do hereby Grant, Bargain, Sell and Convey unto Grantees, 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:

Lot No. 5, according to the map of Shelby Shores, Inc. - 1969 Sector, as recorded in Map Book 5, Page 46, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due October, 2020, 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 Grantees, as joint tenants with right of survivorship, and to the survivor's heirs, personal representatives, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs, personal representatives, and assigns of the surviving Grantee herein shall take as tenants in common.

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 a Grantors in their individual capacity, and Grantors expressly limits their liability hereunder to the property now or hereafter held by their representative capacity named.

IN WITNESS WHEREOF, the Grantors have executed this conveyance by setting his signature hereto effective this the 13th day of December, 2019.

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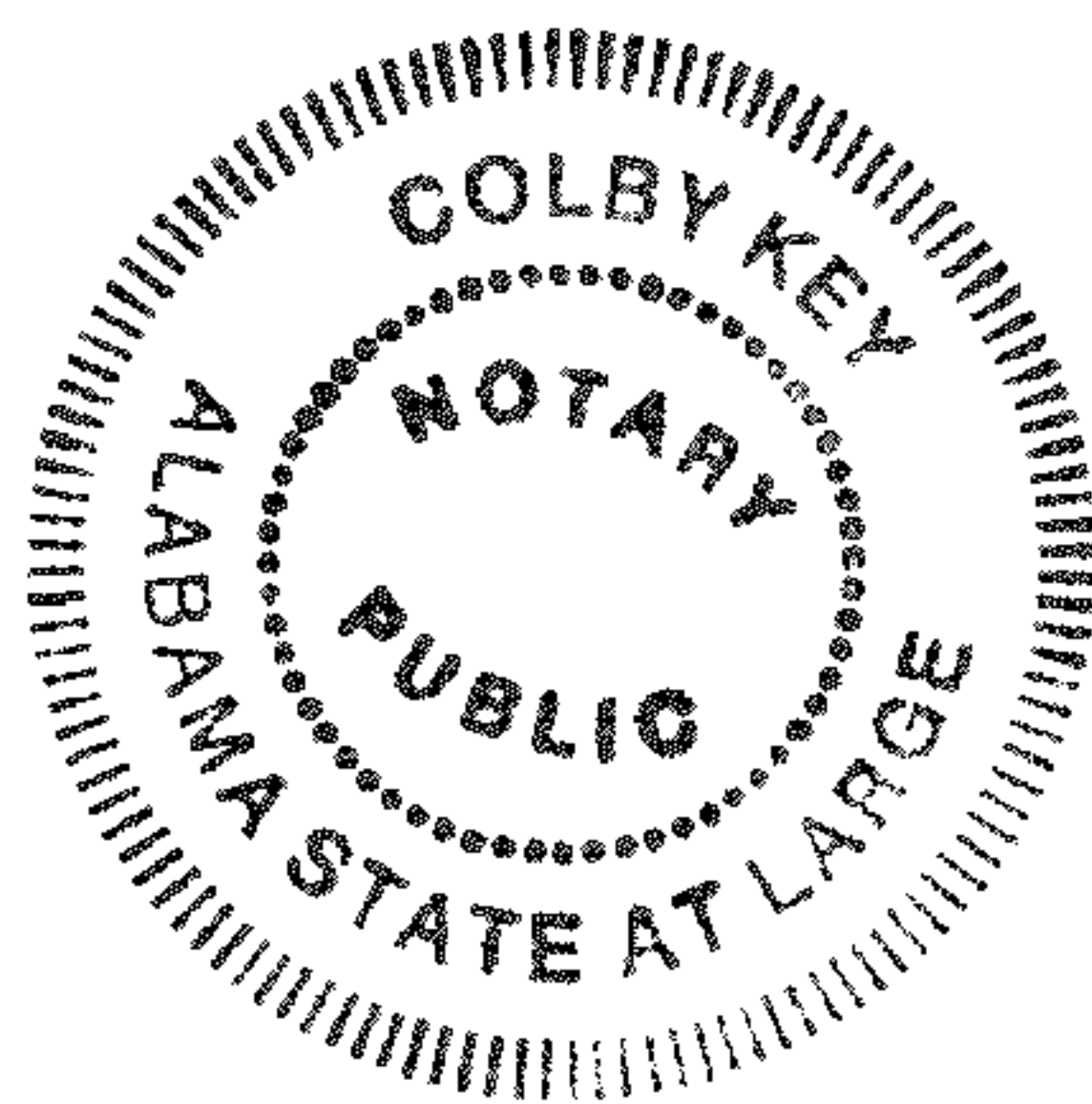
ESTATE OF William L. Guy
Deceased

By: Robert Jackson Guy
Robert Jackson Guy
Its: Personal Representative

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Robert Jackson Guy, whose name, as Personal Representative of the Estate of William L. Guy, 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 13th day of December, 20 19.



Colby Key
NOTARY PUBLIC
My Commission Expires: 7/13/21

ESTATE OF William L. Guy
Deceased

By: Deborah Nancy Guy Kornegay
Deborah Nancy Guy Kornegay
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 Deborah Nancy Guy Kornegay, whose name, as Personal Representative of the Estate of William L. Guy, 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, she executed the same voluntarily in her official capacity as such Personal Representative on the day the same bears date.

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

Erin Standridge
NOTARY PUBLIC

My Commission Expires: 7-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2020 03:58:09 PM
\$34.00 CATHY
20200206000050910

Allen S. Bayl