

20220124000033500 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/24/2022 03:19:14 PM FILED/CERT

This Instrument Prepared By:
Lynn Campisi
LYNN CAMPISI, P.C.
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
David Gavin Lansden
Lisa Michelle Lowry
4508 Vestlake Ridge Way
B'ham, AL 35242

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into the 18 day of January, 2022, by **David Gavin Lansden, as Personal Representative of the Estate of David Wilson Lansden (a/k/a David W. Lansden), deceased ("Grantor"), and David Gavin Lansden and Lisa Michelle Lowry ("Grantee").**

RECITALS:

1. **David Wilson Lansden (a/k/a David W. Lansden)** ("Decedent") died testate on January 22, 2021. His Last Will and Testament was filed with the Probate Court of Shelby County, Alabama on April 9, 2021, under Case Number PR-2021-000325. Said Court issued Letters Testamentary to **David Gavin Lansden** on April 15, 2021, authorizing **David Gavin Lansden** to act on behalf of Decedent's Estate.

2. Decedent was the sole surviving owner of said property being conveyed herein, as evidenced by that certain Deed dated the 7th day of October 2003 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20031009000680400 on October 9, 2003.

3. Under Article Three of Decedent's Last Will and Testament, Decedent makes a devise of his estate, including all real property, to **David Gavin Lansden and Lisa Michelle Lowry**.

4. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee according to the terms of Decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto **David Gavin Lansden and Lisa Michelle Lowry** all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly, to-wit:

Lot 100, according to the survey of Villas Belvedere, as recorded in Map Volume 29, page 27B, in the Office of Shelby County, Alabama.



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Subject to:

Easements and restrictions of record, if any.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.

Encroachments, overlaps, boundary line disputes or other matters that would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments that are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

THE PREPARER OF THIS DEED HAS ACTED ONLY AS A SCRIVENER AND HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION IS GIVEN.

TO HAVE AND TO HOLD to the said Grantee and his respective successors and assigns forever.

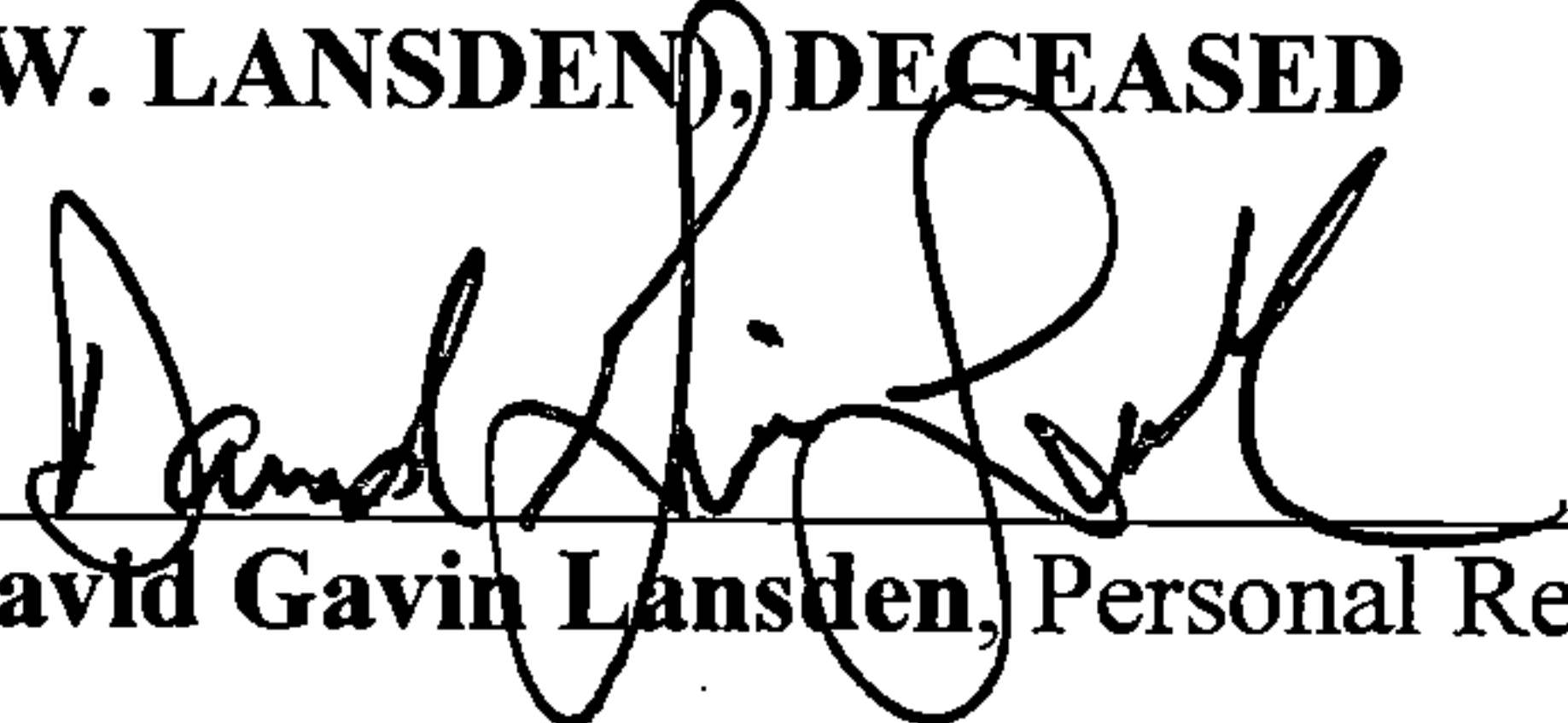
This instrument is executed by Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in his individual capacity, and Grantor expressly limits his liability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



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IN WITNESS WHEREOF, Grantor has executed this conveyance by setting his signature hereto this the 18 day of January, 2022.

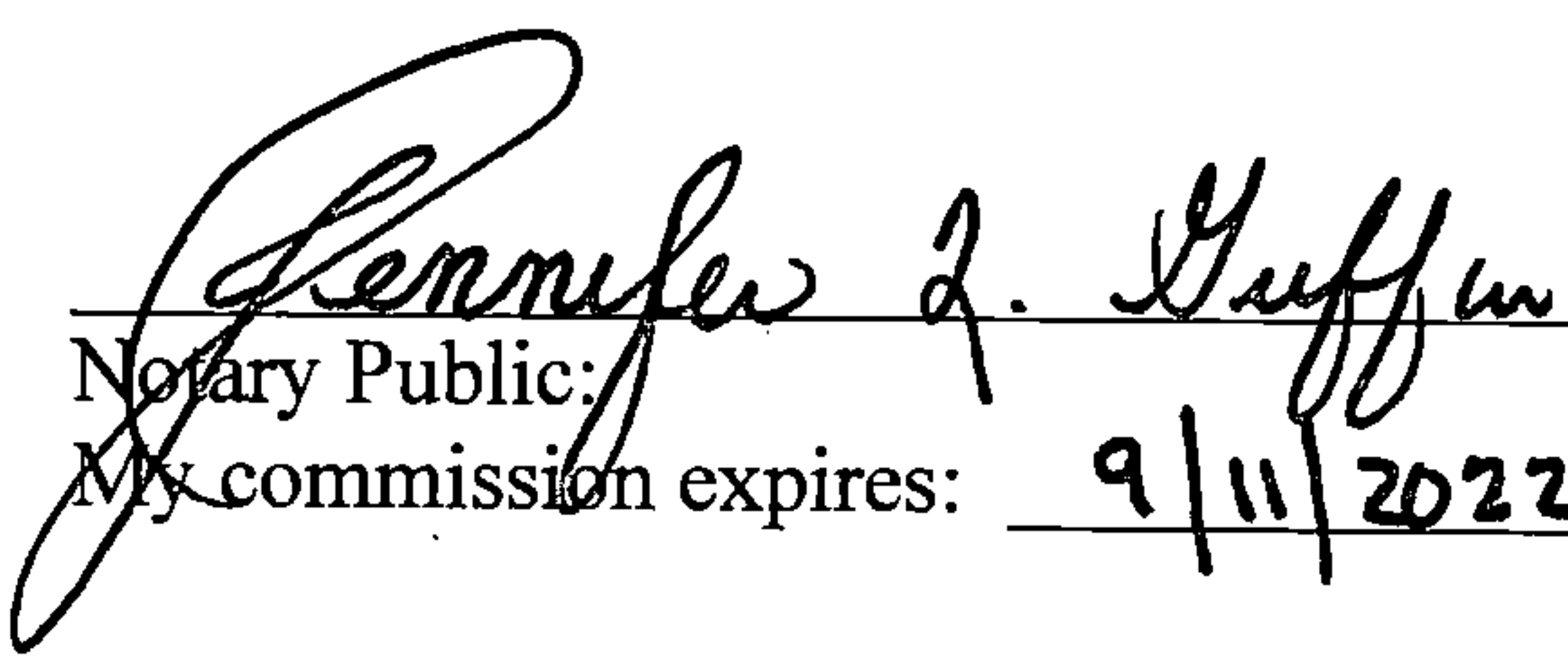
ESTATE OF DAVID WILSON LANSDEN (A/K/A DAVID W. LANSDEN), DECEASED

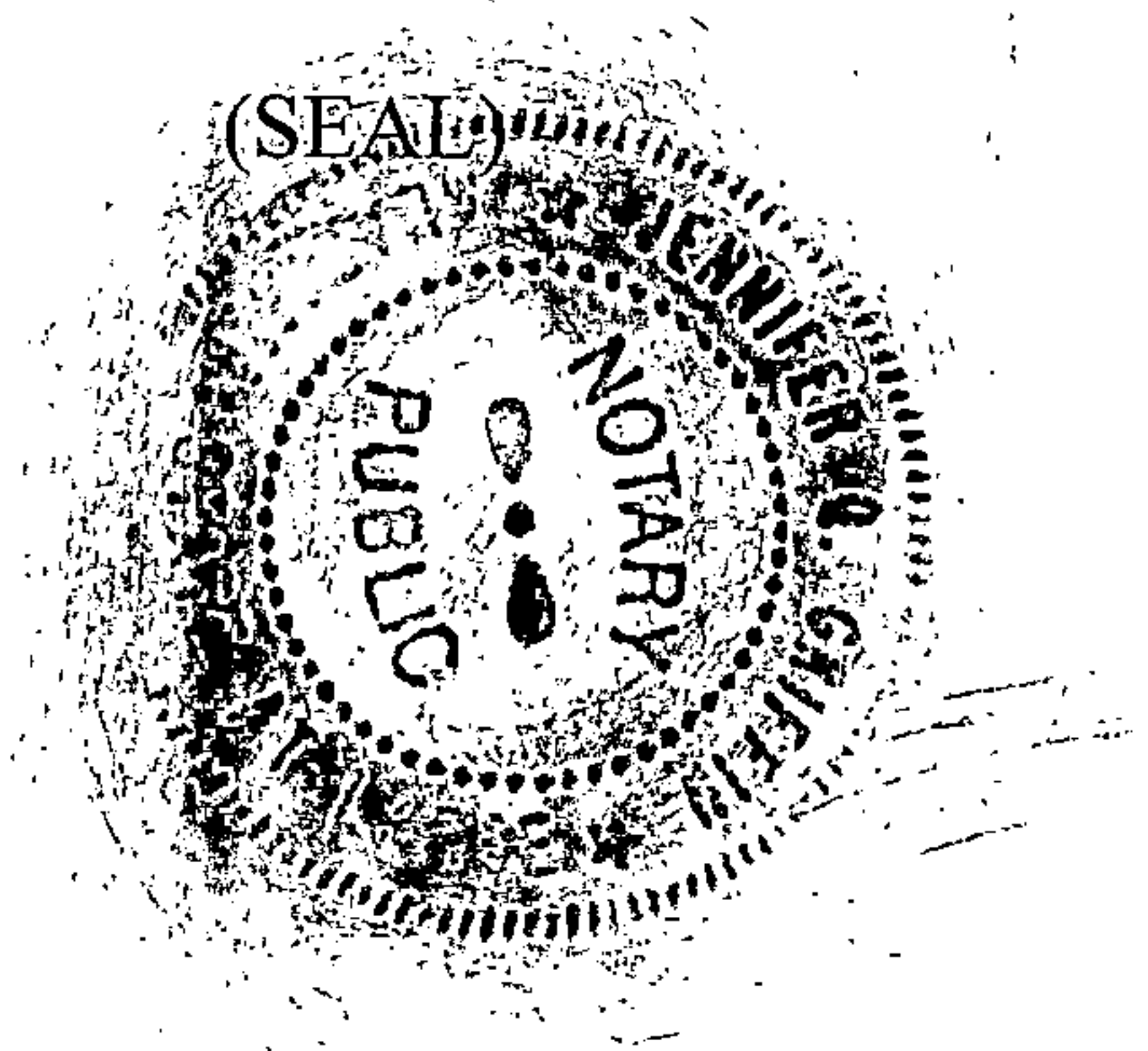
By: 
David Gavin Lansden, Personal Representative

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **David Gavin Lansden**, whose name, as Personal Representative of the Estate of David Wilson Lansden (a/k/a David W. Lansden), deceased, 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, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of January, 2022.


Notary Public:
My commission expires: 9/11/2022



Real Estate Sales Validation Form

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

Grantor's Name Estate of David Wilson Lansden
Mailing Address David Gavin Lansden, Personal Rep
4508 Vestlake Ridge Way
Birmingham, AL 35242

Grantee's Name David Gavin Lansden
Mailing Address Lisa Michelle Lowry
4508 Vestlake Ridge Way
B'ham, AL 35242

Property Address 204 Vineyard Lane
Birmingham, AL 35242

Date of Sale 1/18/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ Per terms of Will

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 Per terms of Will

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 1/18/2022

Print David Gavin Lansden, Personal Rep.
Signature
(Grantor/Grantee/Owner/Agent) circle one

Unattested

