

THIS INSTRUMENT WAS PREPARED BY:
John R. Martin, Attorney
Wallace Jordan Ratliff & Brandt, LLC
800 Shades Creek Pkwy Suite 400
Birmingham, AL 35209

SENT TAX NOTICE TO:
Norma Faye Gulledge
300 Hwy 474
Leeds, AL 35094



20220419000160030 1/5 \$36.00
Shelby Cnty Judge of Probate, AL
04/19/2022 10:54:23 AM FILED/CERT

ADMINISTRATOR'S DISTRIBUTION DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 18th day of April, 2022, by and between Rodger D. Isbell and Norma I Gulledge, Co- Personal Representatives of the Estate of Leverne Isbell, deceased, (hereinafter referred to as "Grantors") and Norma Faye Gulledge (hereinafter referred to as "Grantee"):

THAT WHEREAS, Leverne Isbell, deceased died testate in Shelby County, Alabama on July 10, 2021 and her Last Will and Testament dated May 23, 1986 was admitted to Probate by the Probate Court of Shelby County, Alabama, in Case Number PR-2021-000777, and that in said Last Will and Testament the undersigned Rodger D. Isbell and Norma I Gulledge, the Grantors herein, were nominated as Co- Personal Representatives thereof, and Letters Testamentary were duly issued to the Co-Personal Representatives on September 9, 2021 and they are still acting in such capacity as Co- Personal Representatives; and the terms of said decedent's Will provide that a share of the decedent's residuary estate (including the real property described below) shall be distributed to the grantee; and the grantors, in their capacity as co- personal representative of the estate, have determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantee in partial satisfaction of said devise of the decedent's residuary estate; and

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, the Grantors do grant, bargain, sell, convey and transfer unto the Grantee all right, title, interest and claim in and to the following described real property, situated, lying and being in Shelby County, Alabama, to wit:

A part of Tract 5 of Isbell Estates as Recorded in Map Book 11 on Page 49 in the Office of the Judge of Probate Shelby County, Alabama and acreage situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows;

Commence at a PK nail found being the Northwest Corner of Tract 4 in said Isbell Estates; thence run South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4 for a distance of 70.46 feet to an iron pin found with a SSI cap; thence continue South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4, for a distance of 222.61 feet to an iron pin found at the Northeast corner of said Tract 4, also being the Northwest corner of Tract 5 in said Isbell Estates also being the Point of Beginning; thence continue South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 5 for a distance of 99.16 feet to an iron pin found; thence continue South 57 degrees 46 minutes 12 seconds East for a distance of 19.90 feet to an iron pin set with SSI cap; thence run South 49 degrees 30 minutes 31 seconds East for a distance of 122.65 feet to an iron pin set with SSI cap; thence run South 25 degrees 13 minutes 04 seconds East for a distance of 28.88 feet to an iron pin set with SSI cap; thence run South 10 degrees 46 minutes 54 seconds East for a distance of 74.47 feet to an iron pin set with SSI cap; thence run South 74 degrees 54 minutes 43 seconds West for a distance of 42.82 feet to an iron pin set with SSI cap; thence run South 08 degrees 05 minutes 14 seconds East for a distance of 54.31 feet to an iron pin set with SSI cap; thence run South 82 degrees 37 minutes 28 seconds West for a distance of 31.96 feet to an iron pin set with SSI cap; thence run North 07 degrees 58 minutes 01 seconds West for a distance of 101.18 feet to a 3/8" rebar found; thence run North 78 degrees 23 minutes 02 seconds West for a distance of 99.91 feet to a 3/8" rebar found; thence run South 07 degrees 51 minutes 20 seconds East for a distance of 181.15 feet to a 3/8" rebar found; thence run South 09 degrees 37 minutes 16 seconds East for a distance of 33.77 feet to an iron pin set with SSI cap; thence run South 68 degrees 12 minutes 12 seconds West for a distance of 112.65 feet to an iron pin set with SSI cap on the common line between Tract 4 and Tract 5 in said Isbell Estates; thence run North 03 degrees 57 minutes 56 seconds East along said common line for a distance of 446.69 feet to the point of beginning.

Subject to:

1. Ad valorem taxes for the current year, easements, rights of way and restrictions of record.

This deed is prepared without the benefit of title insurance or title examination at the request of the grantors and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Norma Faye Gullledge is one and the same as Norma I Gullledge, the distributee referenced in the above Last Will and Testament of Leverne Isbell.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns forever.

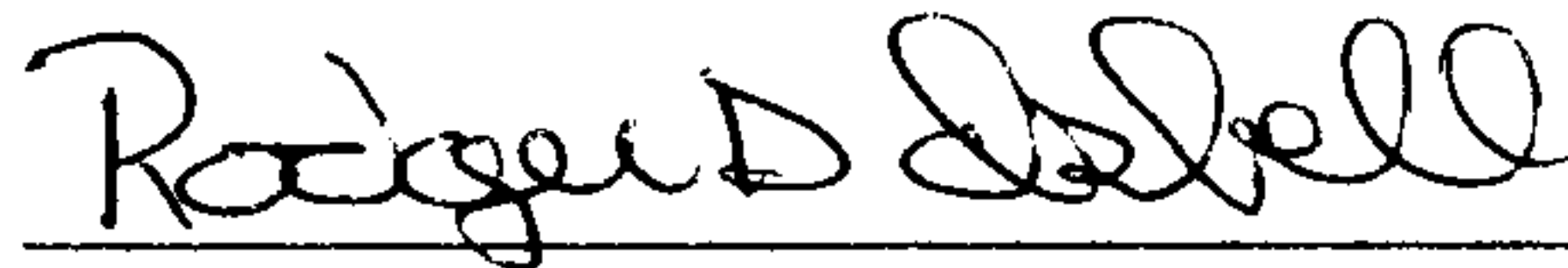


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This instrument is executed by the grantors solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the grantor in his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

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting his signature, this 18 day of April, 2022.

Estate of Leverne Isbell, deceased
Co- Personal Representatives



Rodger D. Isbell


Norma I. Gullledge

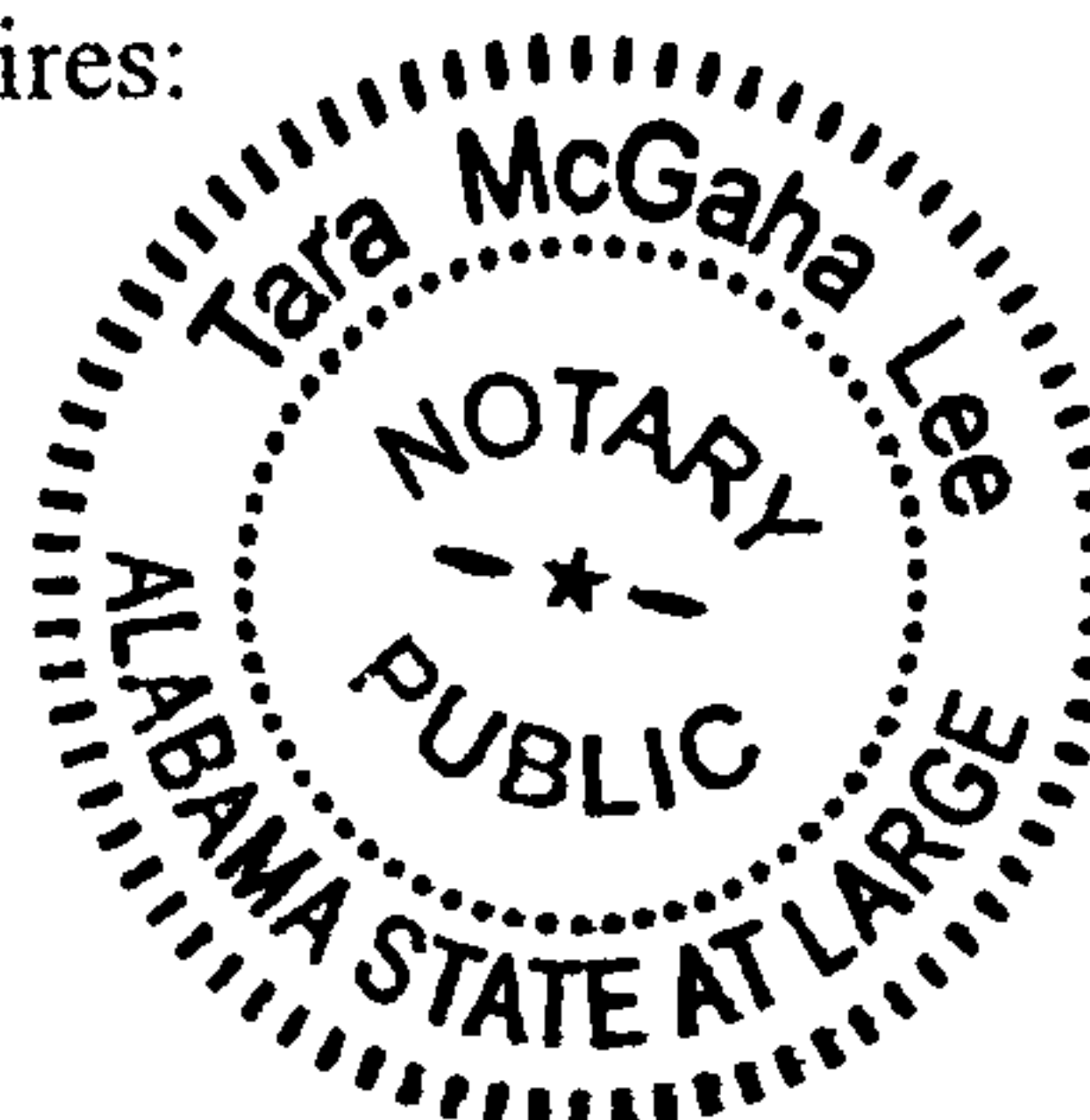
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rodger D. Isbell as Co-Personal Representative of the Last Will and Testament of Leverne Isbell, deceased, whose name 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 the conveyance, he executed the same voluntarily with full authority on the day the same bears date.

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


NOTARY PUBLIC
My commission expires:

Tara McGaha Lee
My Commission Expires
Feb 22, 2023





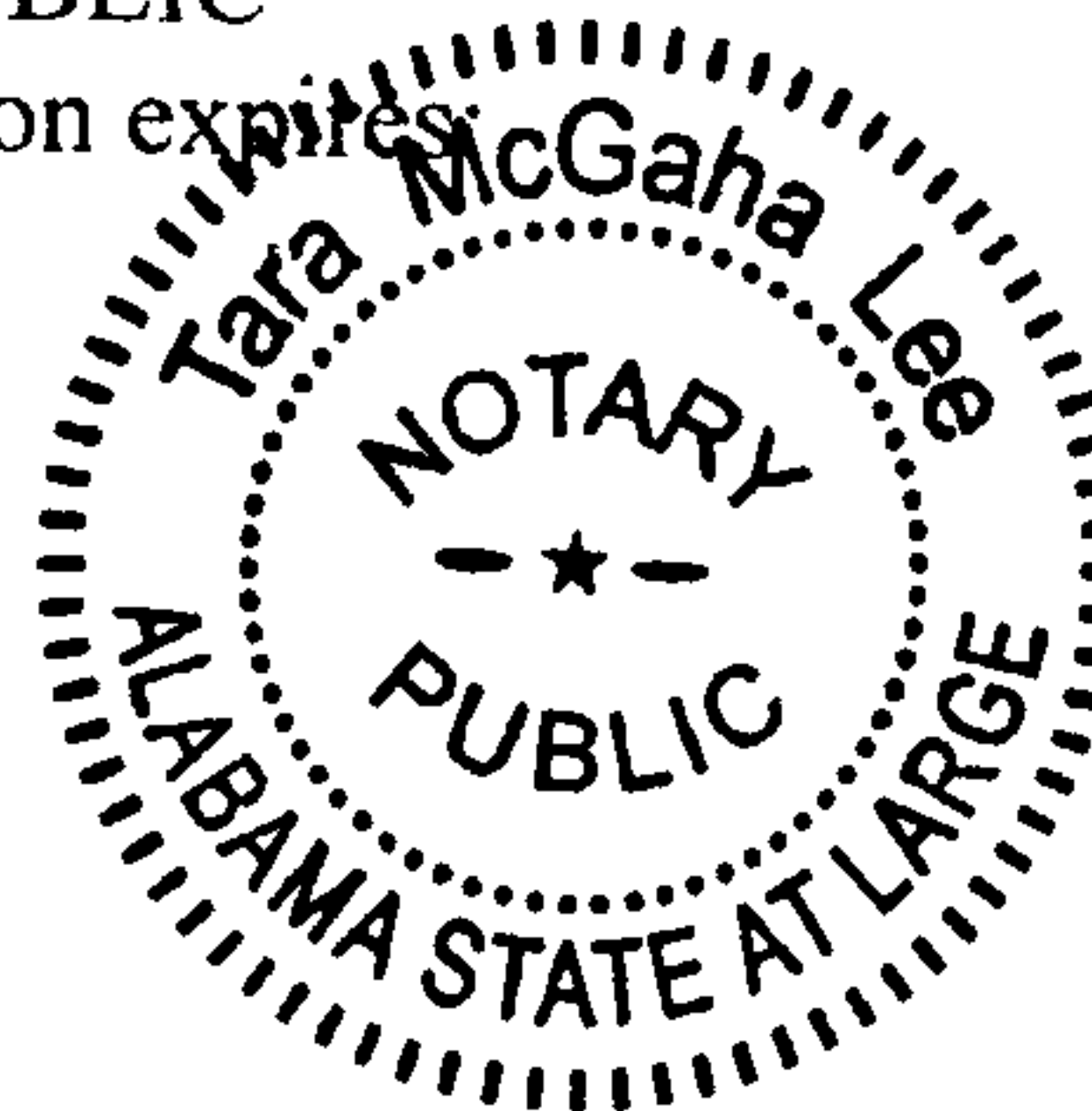
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Norma I. Gullledge as Co-Personal Representative of the Last Will and Testament of Leverne Isbell, deceased, whose name 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 the conveyance, she executed the same voluntarily with full authority on the day the same bears date.

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

Tara M Lee
NOTARY PUBLIC
My commission expires



Tara McGaha Lee
My Commission Expires
Feb 22, 2023



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REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:

Estate of Leverne Isbell, dec'd
334 Hwy 474
Leeds, AL 35094

Grantees' Name:

Norma Faye Gullledge
300 Hwy 474
Leeds, AL 35094

Property Address:

300 Hwy 474
Leeds, AL 35094

Date of Sale: _____

Total Purchase Price: \$ _____

or

Current Assessor's MV: \$ 49,860.00

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sales Contract

X Other: Last Will and Testament of Leverne Isbell- Case # PR-2021-000777

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 4-18-22

Print: Norma F. Gullledge
Sign: Norma F. Gullledge
(Owner / Agent) circle one