



20220627000254850 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/27/2022 11:25:08 AM FILED/CERT

No title search was performed in
the preparation of this Deed.

STATE OF ALABAMA)
SHELBY COUNTY)

DEED OF DISTRIBUTION

THIS DEED made and entered into this 22nd day of June, 2022, by **BARBARA H. DUNCAN**, in her fiduciary capacity as Personal Representative of the **ESTATE OF FRANCES P. HARRIS**, deceased, (hereinafter referred to as the "Grantor") to **BARBARA H. DUNCAN**, **individually**, (hereinafter referred to as the "Grantee").

RECITALS

1. **FRANCES P. HARRIS** (the "decedent"), an unmarried widow, died testate in Jefferson County, Alabama, on or about the 10th day of October, 2021.
2. The Decedent's Last Will and Testament dated March 3, 2020, (the "Will") was admitted to the Probate Court of Shelby County, Alabama, under Case No. PR-2021-001079 and Letters Testamentary were granted to Barbara H. Duncan, as Personal Representative on December 20, 2021.
3. Pursuant to ITEM THREE of the Will, the decedent devised her entire residuary estate, which includes her real property and residence located at 1962 Lakemont Drive, Hoover, AL 35244, to her daughter, Barbara H. Duncan.

NOW THEREFORE, in consideration of the premises, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does grant, bargain, sell and convey unto the said GRANTEE, all of the Decedent's Estate's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 6, according to the Survey of Southpointe, Six Sector, Phase One, recorded in Map Book 14, Page 85, in the Probate Office of Shelby County, Alabama.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and, subject to ad valorem taxes, mineral and mining rights, easements, rights of way, covenants, restrictions and limitation of record.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs, Personal Representatives and assigns forever.

Signatures on following page



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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

BARBARA H. DUNCAN as Personal
Representative of the ESTATE OF FRANCES P.
HARRIS, deceased

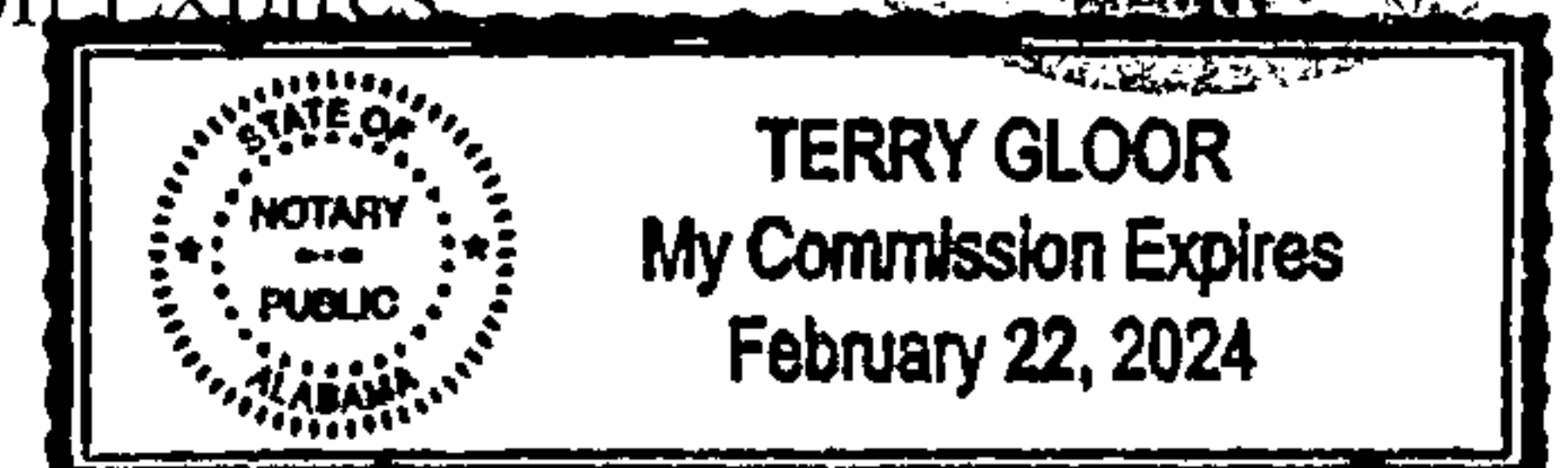
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that **BARBARA H. DUNCAN**, whose name is signed to the foregoing conveyance in her capacity as Personal Representative of the **ESTATE OF FRANCES P. HARRIS**, deceased, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate.

Subscribed and sworn to before me this 22ND of June

NOTARY PUBLIC

My Commission Expires:



This Instrument Prepared By:

Terry W. Gloor
Gloor Law Firm, LLC
200 Century Park South
Suite 114
Birmingham, Alabama 35226
(205) 968-1900
tgloor@gloorlawfirm.com

SEND TAX NOTICE TO:

Barbara H. Duncan
1015 Buckhorn Bend
Locust Grove, GA 30248



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 197

Grantor's Name	BARBARA H. DUNCAN PERSONAL REPRESENTATIVE	Grantee's Name	BARBARA H. DUNCAN 1015 BUCKHORN BEND Locust Grove, GA 30248
Mailing Address	1015 BUCKHORN BEND LOCUST GROVE, GA 30248	Mailing Address	
Property Address	1962 LAKEMONT DRIVE HOOVER, AL 35244 13-3-06-0-001-003.131	Date of Sale	PER LAST WILL & TESTAMENT
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 332,400.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other SHELBY CO. PROPERTY TAX COMMISSIONER
☐ Closing Statement

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 JUNE 22, 2022

☐ Unattested

Print: Terry W. Gloor
Sign: Terry W. Gloor

Sign: Grantor/Grantee/Owner/Agent (circle one) RT-1