



20220628000257940 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
06/28/2022 01:46:20 PM FILED/CERT

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

Send Tax Notice To:  
Christopher Neal Dunn  
3130 Highway 28  
Columbiana, AL 35051

## DEED OF DISTRIBUTION

STATE OF ALABAMA                   )  
SHELBY COUNTY                    )

THIS DEED made and entered into the 17 day of June, 2022, by **Tracy Hosey Gilliom, as Personal Representatives of the Estate of Louise Hollis Hosey, deceased** ("Grantor"), and **Christopher Neal Dunn** ("Grantee" whether one or more).

### RECITALS:

1. **Louise Hollis Hosey a/k/a Louise Hosey** ("Decedent") died testate on April 16, 2021. Her Last Will and Testament was filed with the Probate Court of Jefferson County, Alabama on October 22, 2021 under Case Number **21BHM002617** by said Court. Said Court issued Letters Testamentary to **Tracy Hosey Gilliom** on October 22, 2021, authorizing **Tracy Hosey Gilliom** to act on behalf of the Estate of Decedent.

2. Decedent owned the certain real property described below via joint with right of survivorship statutory warranty deed recorded in Instrument Number 2009051500018364 recorded on May 15, 2009 in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, **Amos Hosey** having died on November 5<sup>th</sup>, 2018.

3. Under Item Four of Decedent's Last Will and Testament, Decedent gives the real property described below to **Christopher Neal Dunn**.

4. The beneficiaries under Decedent's Last Will and Testament have unanimously agreed as to the distribution of Decedent's real property.

5. 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 all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly, to-wit:

Parcel number 29 4 17 3 002 011.000

Lot 228, according to the Survey of Long Branch Estate, Phase II – Final Plat, as recorded in Map Book 36, Pages 93A & 93B, in the Probate 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 to her respective successors and assigns forever.

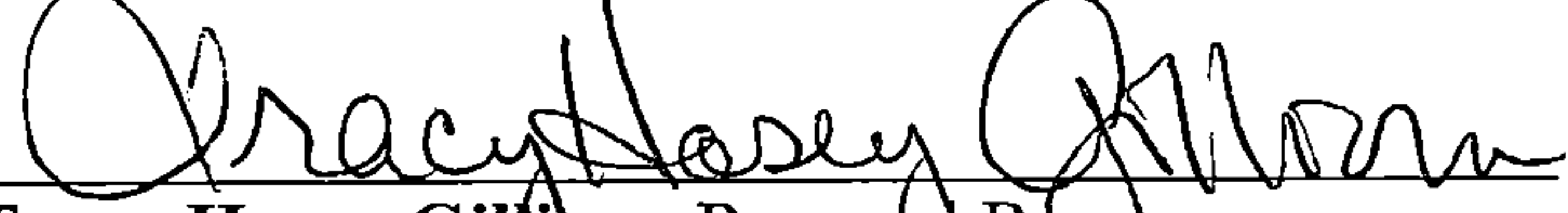
This instrument is executed by Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in her individual capacity, and Grantor expressly limits her liability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



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IN WITNESS WHEREOF, Grantor has executed this conveyance by setting her signature hereto this the 17<sup>th</sup> day of June, 2022.

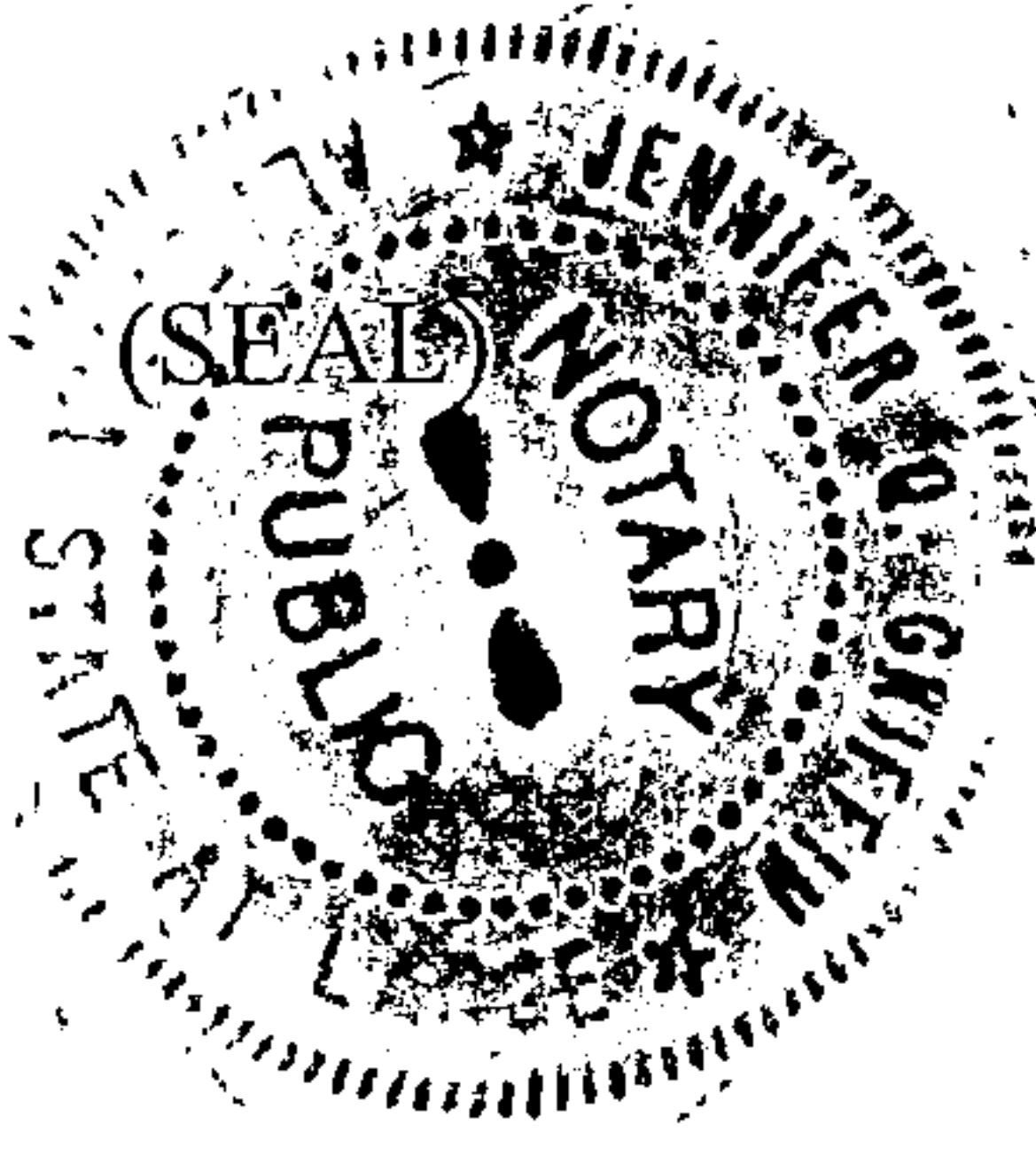
**ESTATE OF LOUISE HOLLIS HOSEY, DECEASED**

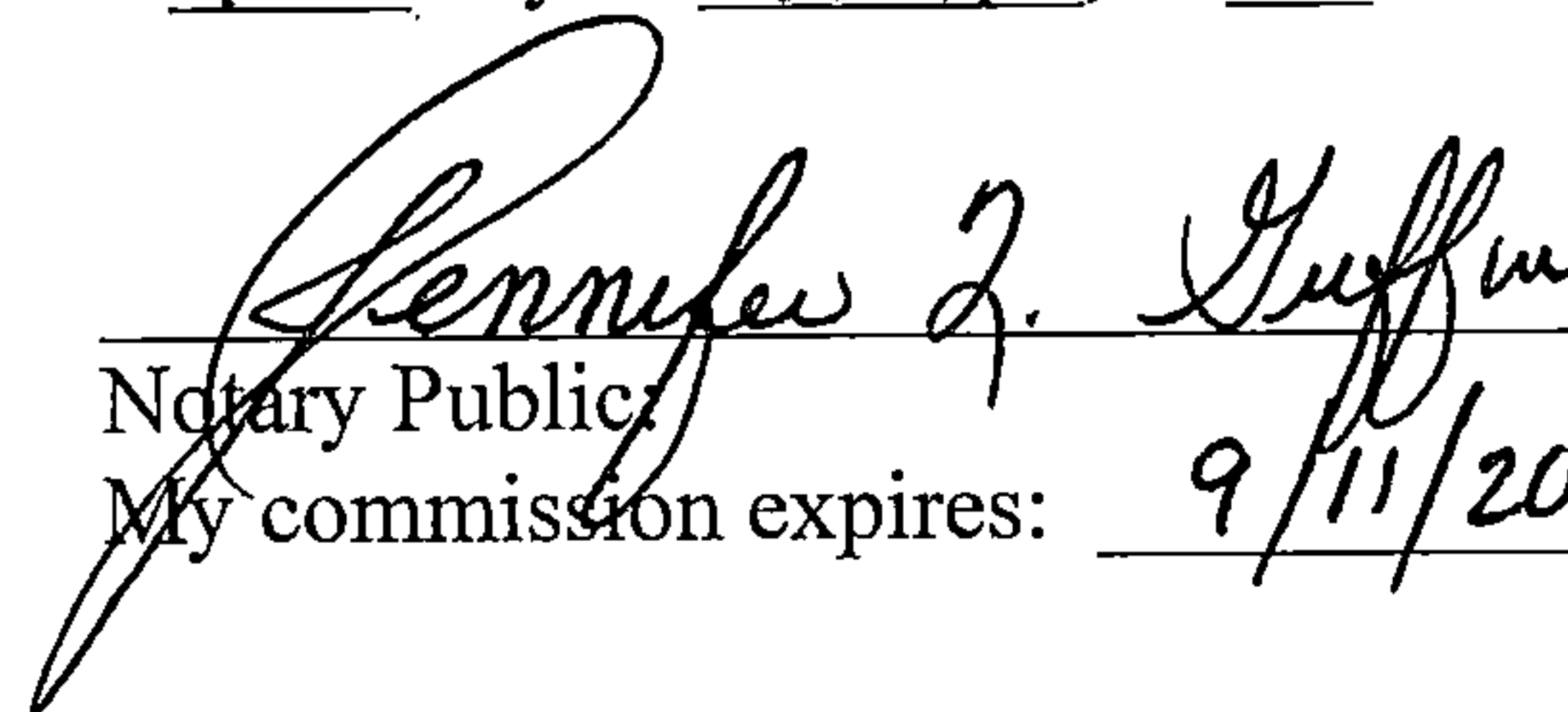
By:   
**Tracy Hosey Gilliom, Personal Rep**

STATE OF ALABAMA                   )  
JEFFERSON COUNTY                )

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Tracy Hosey Gilliom**, whose name, as Personal Representative of the Estate of Louise Hollis Hosey, 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, her, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of June, 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, § 40-22-1 (h).*

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Grantor's Name Tracy Hosey Gilliom, Personal Rep  
Mailing Address Estate of Louise Hollis Hosey  
1300 Southhall Road  
Birmingham, AL 35213

Grantee's Name Christopher Neal Dunn  
Mailing Address 3130 Highway 28  
Columbiana, AL 35051

Property Address Lot 228  
Parcel ID 29 4 17 3 002 011.000

Date of Sale 6/17/2022  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$43,200

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 county tax value

☐ 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 06/17/2022

Print Tracy Hosey Gilliom

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one