



20220628000257960 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
06/28/2022 01:46:22 PM FILED/CERT

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

Send Tax Notice To:

James Dean Hosey
3369 Morgan Road
Bessemer, AL 35022

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, Tracy Hosey Gilliom, and James Dean Hosey**, joint life estate interest holders and **Christopher Neal Dunn, Tracy Hosey Gilliom, and James Dean Hosey, per stirpes** remainder interest holders ("Grantee" whether one or more).

RECITALS:

1. **Louise Hollis 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 warranty deed recorded in Instrument Number 1997-11195 recorded on April 10, 1997 and Instrument Number 1997-36416 recorded on November 6, 1997 both deeds being recorded in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, **Amos Eugene Hosey** having died on November 5th, 2018.

3. Under Item Four of Decedent's Last Will and Testament, Decedent gives a joint life estate interest in her real property to **Christopher Neal Dunn, Tracy Hosey Gilliom, and James Dean Hosey**, with the remainder interest passing at the last of them to die to the issue of **Christopher Neal Dunn, Tracy Hosey Gilliom, and James Dean Hosey, per stirpes**.

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 **Christopher Neal Dunn, Tracy Hosey Gilliom, and James Dean Hosey**, a joint life estate interest and the remainder interest passing at the last of them to die to the issue of **Christopher Neal Dunn, Tracy Hosey Gilliom, and James Dean Hosey, per**



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

Parcel I

Parcel Number: 29 4 20 0 000 003.001

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and six acres of uniform width off the north side of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ all in Section 20, Township 22, Range 1 West;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Parcel II

Parcel Number: 29 4 20 0 000 003.002

N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ in Section 20, Township 22, Range 1 West, Shelby County, Alabama

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.



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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 their representative capacity named.

IN WITNESS WHEREOF, Grantor has executed this conveyance by setting their signatures hereto this the 17th day of June, 2022.

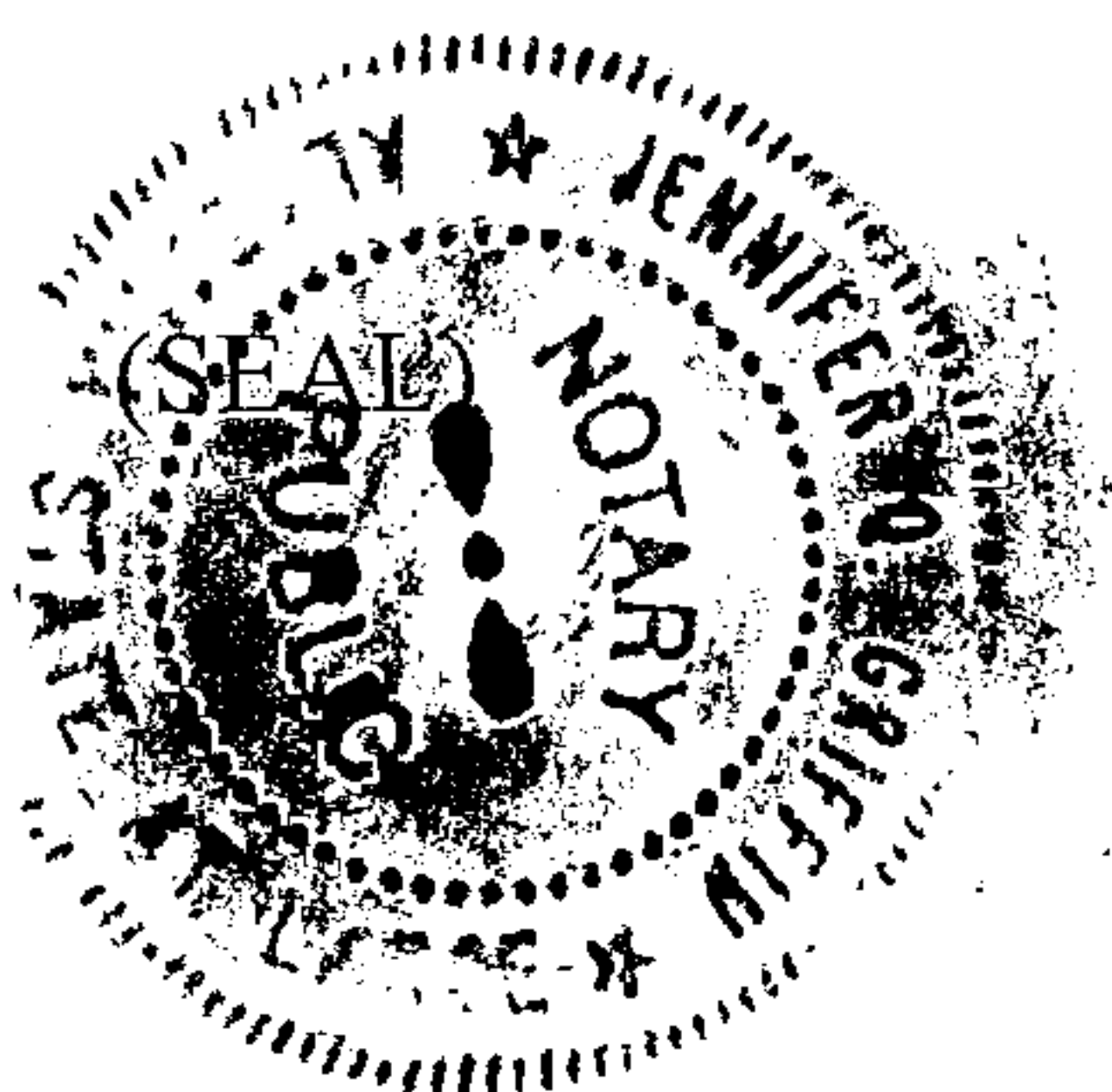
ESTATE OF LOUISE HOLLIS HOSEY, DECEASED

By: Tracy Hosey Gilliom
 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.



Jennifer A. Griffin
 Notary Public
 My commission expires: 9/11/2022

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sec

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

Grantee's Name James Dean Hosey
Mailing Address 3369 Morgan Road
Bessemer, AL 35022

Property Address Parcel ID 29 4 20 0 000 003.001
Parcel ID 29 4 20 0 000 003.002

Date of Sale 6/17/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 81,000 + 121,570 = 202,570

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