



20220830000339130 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
08/30/2022 11:26:14 AM FILED/CERT

County Division Code: AL040
Inst. # 2022092151 Pages: 1 of 5
I certify this instrument filed on
8/29/2022 2:22 PM Doc: D
Judge of Probate
Jefferson County, AL. Rec: \$29.00

Clerk: LYNN

This document prepared by:

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Dentons Sirote PC
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727
Telephone (205) 930-5135

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF,
AND TO MAKE DISTRIBUTION PURSUANT TO, PARAGRAPHS (D) AND (E) OF ITEM VII
OF THE LAST WILL AND TESTAMENT OF WELLINGTON B. TINGLEY, JR., DECEASED,
ADMITTED TO PROBATE IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA, CASE NO. 195631.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.**

**NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Book LR200714, Page 25527

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Send Tax Notice to:
Peggy T. McCollum
1280 Misty Lane
Tuscaloosa, AL 35405

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**PEGGY TINGLEY MCCOLLUM, BARI TINGLEY HODGES AND DANIELLE TINGLEY
WEAVER, AS SUCCESSOR TRUSTEES THE TESTAMENTARY TRUST UNDER THE WILL
OF WELLINGTON B. TINGLEY, JR., DECEASED, PROBATE COURT OF JEFFERSON
COUNTY, ALABAMA, CASE NO. 195631,**

whose mailing address is 1280 Misty Lane, Tuscaloosa, Alabama 35405

(hereinafter referred to as "Grantor"), in hand paid by

**PEGGY TINGLEY MCCOLLUM, BARI TINGLEY HODGES AND DANIELLE TINGLEY
WEAVER, AS TENANTS IN COMMON**

whose mailing address is 1280 Misty Lane, Tuscaloosa, Alabama 35405

(hereinafter collectively referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Jefferson County, Alabama (the "Property"); the Property having a current street address of **2801 Pahokey Trace, Birmingham Alabama 35243**, and having an aggregate Assessor's Market Value of **\$2,300.00**, as can be verified by the records of the Jefferson County, Alabama Tax Assessor, the Property being identified as **Parcel No. 28-00-34-3 015-001.000**, to-wit:



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Lot 1, in Block 6, First Sector, Altadena Bend, according to an amended map, as recorded in Map Book 97, Page 96, in the office of the Judge of Probate, Jefferson County, Alabama.

Being that same property conveyed to Peggy S. Tingley, as Trustee of The Testamentary Trust under the Will of Wellington B. Tingley, Jr., by Peggy S. Tingley as Personal Representative of the Estate of Wellington B. Tingley, Jr. (also known as W.B. Tingley, Jr.), as grantor, in that certain Statutory Warranty Deed dated September 24, 2007, and recorded at Book LR200714, Page 25527, in the Office of the Judge of Probate of Jefferson County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and 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.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, or any part thereof, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Office of the Judge of Probate of Jefferson County, Alabama; all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting any of the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property, or any part thereof.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTES:

1. Wellington B. Tingley, Jr. (the "Decedent") died, a married man, on or about December 29, 2006, and the Last Will and Testament of the Decedent dated October 30, 1999 (the "Decedent's Will"), was duly admitted to probate in the Probate Court of Jefferson County, Alabama, under Case No. 195631, and Letters Testamentary were issued to Peggy S. Tingley, as the Personal Representative of such estate on March 12, 2007.

2. The Property being conveyed hereby was conveyed by Peggy S. Tingley, as Personal Representative of the estate of Wellington B. Tingley, as grantor, to Peggy S. Tingley, as Trustee of the Testamentary Trust under the Will of Wellington B. Tingley, Jr. (the "Testamentary Trust") as grantee, by Statutory Warranty Deed dated September 24, 2007, which was recorded on September 25, 2007 at Book LR200714 page 25527, in the Office of the Judge of Probate of Jefferson County, Alabama.



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3. Following the death of Peggy S. Tingley, and pursuant to the terms of the Decedent's Will, this Deed is being executed by the Successor Trustees of the Testamentary Trust to evidence and complete the distribution of the Property to the remainder beneficiaries of the Testamentary Trust, being the Grantees herein.

5. This instrument is being executed by the undersigned solely in its fiduciary capacity as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual capacity, and the undersigned expressly limits its liability hereunder solely to the property now or hereafter held by it as Trustee of the Testamentary Trust established by the decedent's Will and of the Decedent's Estate.

6. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information that would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statement claimed may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1-(h) (1975), as amended.

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal on this 18th day of August, 2022.

GRANTORS:

Peggy Tingley McCollum

Peggy Tingley McCollum, as Successor Trustee of Testamentary Trust under the Will of Wellington B. Tingley, Jr., Deceased

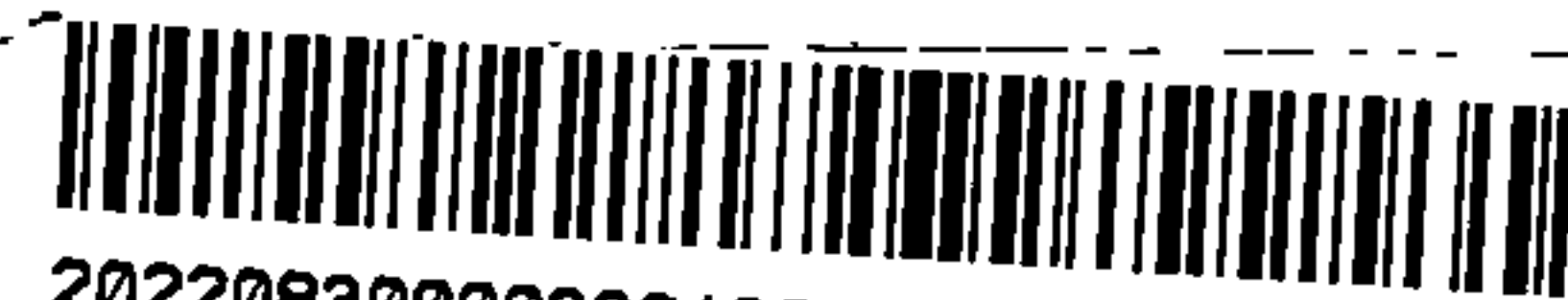
STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PEGGY TINGLEY MCCOLLUM, whose name as Successor Trustee of the Testamentary Trust under the Will of WELLINGTON B. TINGLEY, JR., 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 conveyance, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

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

[NOTARIAL SEAL]

Melinda Matthews
 Notary Public
 My Commission Expires 11-28-2022



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Bari Tingley Hodges

Bari Tingley Hodges, as Successor Trustee of
Testamentary Trust under the Will of Wellington B.
Tingley, Jr., Deceased

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

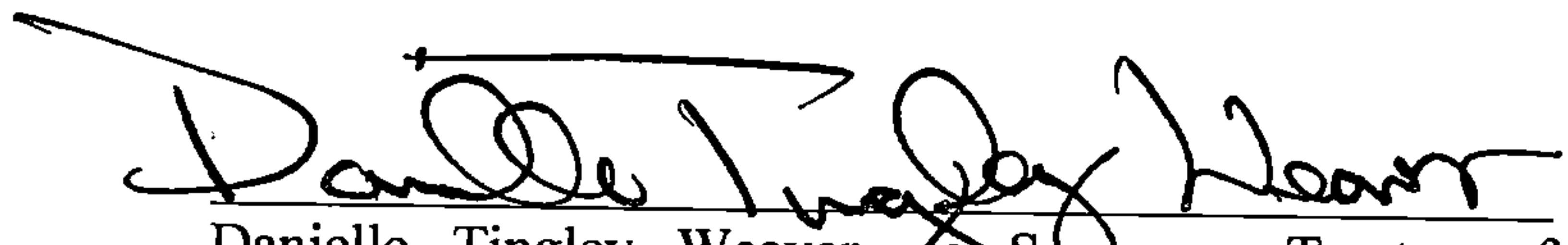
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BARI TINGLEY HODGES, whose name as Successor Trustee of the Testamentary Trust under the Will of WELLINGTON B. TINGLEY, JR., deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.


Given under my hand and official seal this 22nd day of August, 2022.

[NOTARIAL SEAL]

W. Larry Ray

Notary Public
My Commission Expires W. LARRY RAY
Notary Public, Alabama State at Large
My Commission Expires Nov. 5, 2022


Danielle Tingley Weaver, as Successor Trustee of
Testamentary Trust under the Will of Wellington B.
Tingley, Jr., Deceased

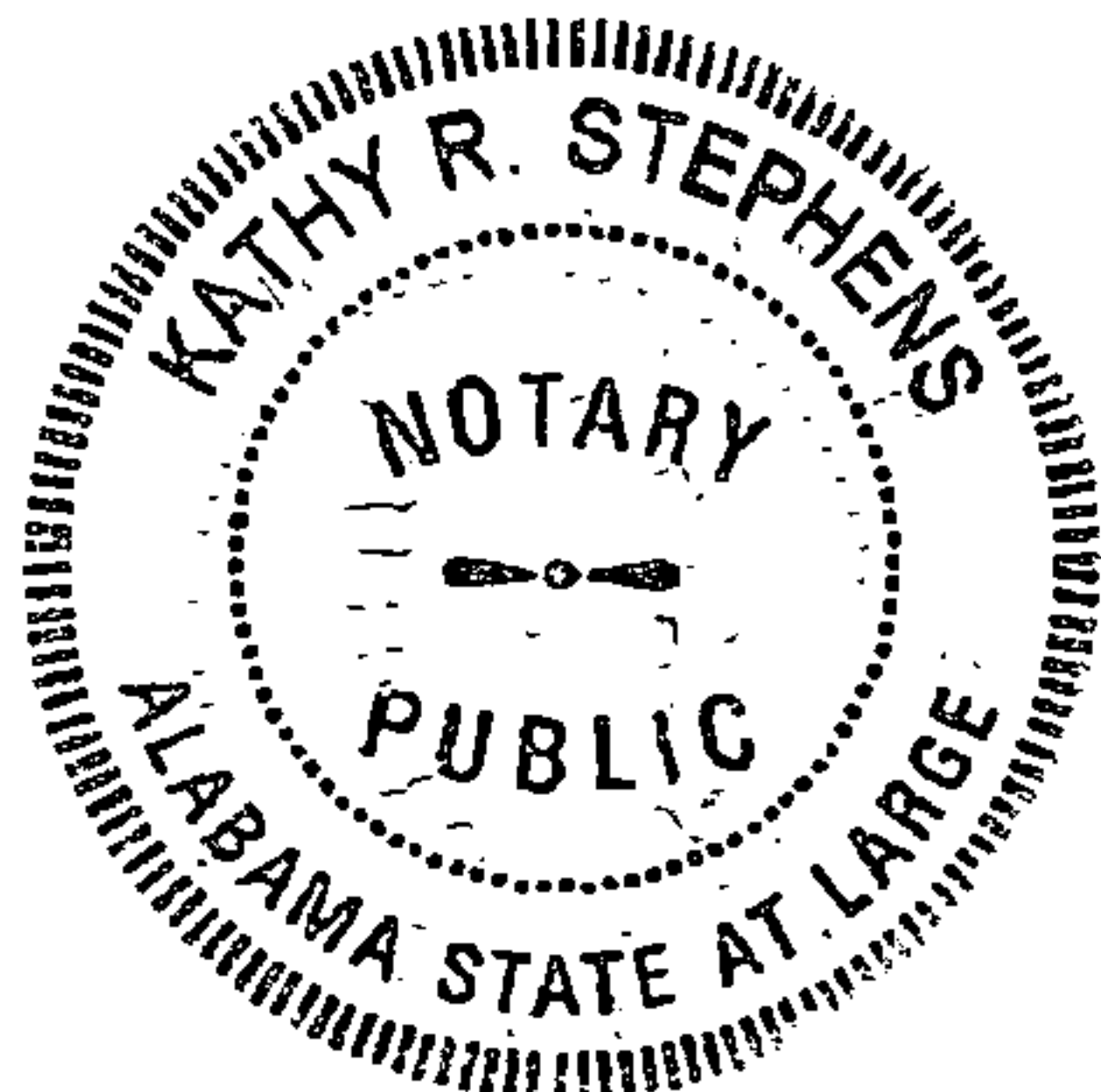

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DANIELLE TINGLEY WEAVER, whose name as Successor Trustee of the Testamentary Trust under the Will of WELLINGTON B. TINGLEY, JR., 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 conveyance, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2022.

[NOTARIAL SEAL]




Notary Public
My Commission Expires _____

MY COMMISSION EXPIRES 05/23/2023