

NEITHER TITLE NOR SURVEY HAS BEEN EXAMINED BY PREPARER

This instrument was prepared by:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice to:

Kirk Matthew Nix
808 South Genesee Avenue
Los Angeles, CA 90036

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED OF DISTRIBUTION was made and entered into the 11th day of September, 2022, by **KIRK NIX, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLOTTE LEE NIX, DECEASED, PROBATE CASE NO. 22BHM00175, JEFFERSON COUNTY, ALABAMA** (herein referred to as "Grantor"), to **KIRK MATTHEW NIX** (herein referred to as "Grantee").

RECITALS

1. Charlotte Lee Nix (herein referred to as the "Decedent") died testate on or about November 28, 2021. The Decedent's Last Will and Testament was admitted recording in the Probate Court of Jefferson County, Alabama, Case No. 22BHM00175. Said Court issued Letters Testamentary to the Grantor on February 3, 2022, authorizing Kirk Nix to act on behalf of the estate of the Decedent.
2. Charlotte L. Nix was the surviving grantee by virtue of the survivorship deed recorded in Instrument 20071017000483460. Casey R. Nix having died on or about February 1, 2015.
3. Charlotte Lee Nix and Charlotte L. Nix are one and the same person.
4. The terms of said Decedent's will provide that the Decedent's residuary estate (including the real property described below) shall be distributed to the Grantee.
5. The Grantor, in his capacity as Personal Representative of the Estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the Grantee in satisfaction of said devise of the Decedent's residuary estate.

NOW, THEREFORE, in consideration of the premises, the Grantor does grant, bargain, sell and convey unto Kirk Matthew Nix, all right, title, interest and claim in and to the following described real estate situated in **Shelby County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF**

TO HAVE AND TO HOLD to the said Grantee forever.

This instrument is executed by the Grantor ~~solely~~ in his 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 her signature, this 10th day of September, 2022.

**THE ESTATE OF CHARLOTTE LEE NIX,
Deceased**

BY: KIRK NIX
ITS: PERSONAL REPRESENTATIVE

STATE OF CALIFORNIA)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kirk Nix, as Personal Representative of the Estate of Charlotte Lee Nix, deceased, Probate Case No. 22BHM00175, Jefferson County, Alabama, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of September, 2022.

Notary Public
My Commission Expires

*SEE ATTACHED
CERT.*

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

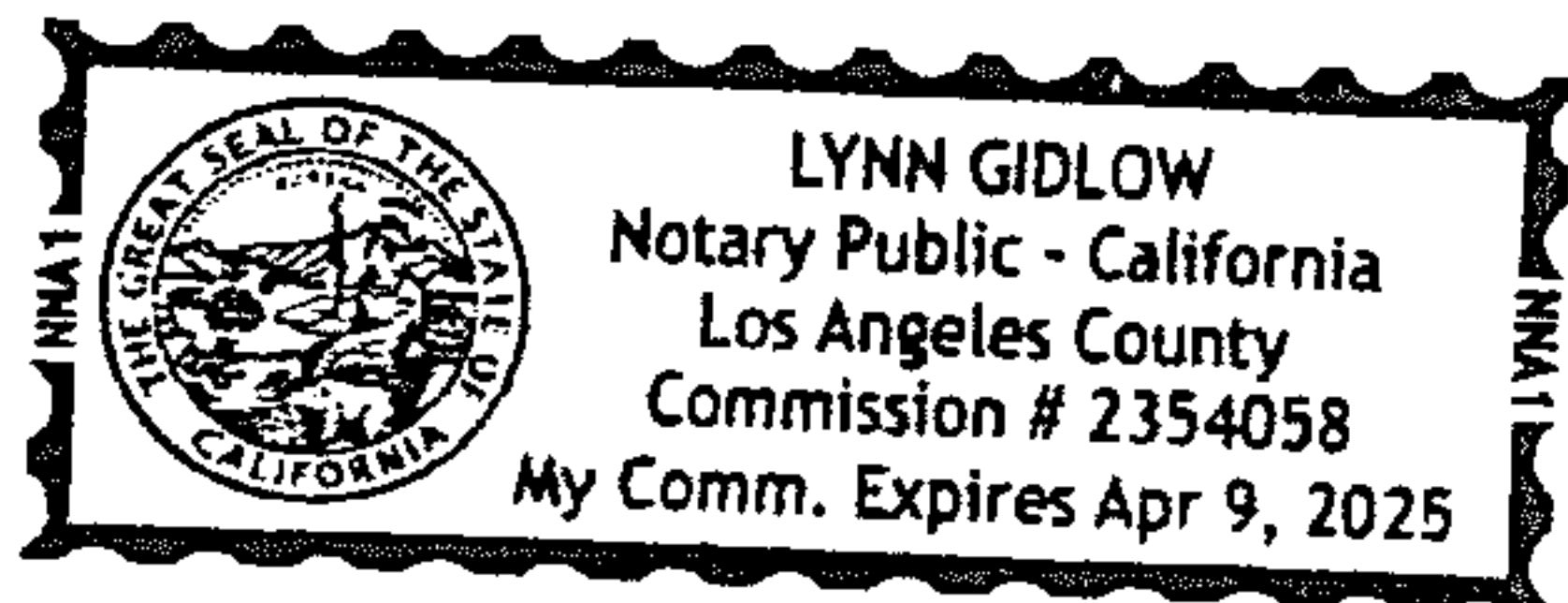
State of California

County of LOS ANGELES }On 09/16/2022 before me, LYNN GIDLOW, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared KIRK NIX
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

[Signature of Lynn Gidlow]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: DEED OF DISTRIBUTIONDocument Date: 9/16/22 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	The Estate of Charlotte Lee Nix, Deceased, Probate Case No. 22BHM00175, Jefferson County, Alabama	Grantee's Name	Kirk Matthew Nix
Mailing Address	808 South Genesee Avenue Los Angeles, CA 90036	Mailing Address	808 South Genesee Avenue Los Angeles, CA 90036
Property Address	1247 Portobello Road Birmingham, AL 35242	Date of Sale	
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$345,500.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Shelby County 2022 Tax Assessor</u>
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Records

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: September 16 2022

Unattested

Print: Kirk Nix, as Persona
Representative for the Estate of Charlotte Lee
Nix, deceased

Sign
(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

Unit 47, Building 12, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460 Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a Condominium which is recorded in Instrument 20070420000184480 in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, in the Probate Office of Shelby County, Alabama, and any amendments thereto; (9) Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama; (10) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186 in the Probate Office of Shelby County, Alabama; (11) Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2022 01:50:31 PM
\$36.00 BRITTANI
20220927000370640

Brittani S. Byrd