



20221031000408530 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/31/2022 02:53:50 PM FILED/CERT

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

Send Tax Notice To:

DEED OF DISTRIBUTION

STATE OF ALABAMA)
JEFFERSON COUNTY)

THIS DEED is made and entered into the 30 day of September, 2022, by **Carole Elaine Richardson, Personal Representative for the Estate of Josephine Lovoy Richardson**, (“Grantor”), and (“Grantee”) **Carole Elaine Richardson and Frances Diane Richardson**.

RECITALS:

1. **Josephine Lovoy Richardson** (“Decedent”) died testate on July 21, 2022 with a Last Will and Testament dated July 3, 2012. The Probate Court of Shelby County, Alabama, on September 29, 2022, under Case Number 2022000916 issued Letters Testamentary to **Carole Elaine Richardson**, authorizing **Carole Elaine Richardson** to act on behalf of the Estate of Decedent.

2. Decedent was the sole owner of the property being conveyed herein, as evidenced by that certain Warranty Deed dated December 30, 1983, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on December 28, 2015, in Deed Book 352, Page 374.

3. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee in accordance with Alabama intestate laws.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Carole Elaine Richardson and Frances Diane Richardson**, all right, title, interest and claim in or to the real estate situated in Jefferson County, Alabama, described more particularly, to-wit:

Lot 59, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book ⁸, Page 109, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Existing easements and restrictions of record, any set-back lines, rights-of-way, limitations, if any, of record.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.



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Mineral and mining rights excepted.

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.

IN WITNESS WHEREOF, Grantor has executed this conveyance by setting his signature hereto this the 30 day of September, 2022.

Estate of Josephine Lovoy Richardson

BY:

Date: 9/30/2022

Carole Elaine Richardson
Carole Elaine Richardson, Personal Representative

ACKNOWLEDGEMENT



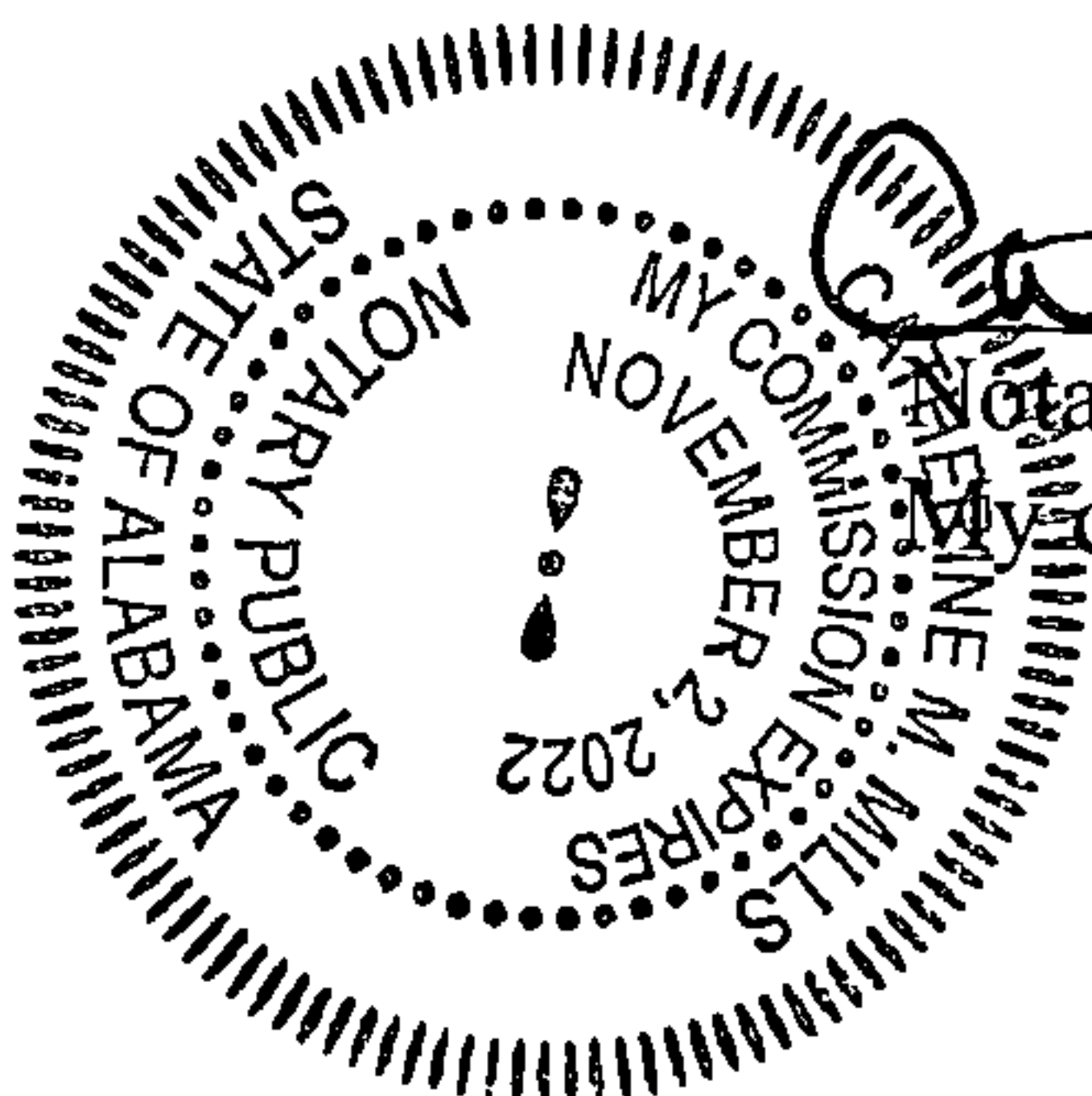
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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Carole Elaine Richardson**, whose named as Personal Representative, 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, she, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2022.

(SEAL)



Catherine M. Mills

Notary Public:

My commission expires: 11/2/22

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carole Elaine Richardson, Per Rep for
Mailing Address Estate Josephine Lovoy Richardson
502 Meadows Ridge Circle
Birmingham, AL 35242

Grantee's Name Frances Diane Richardson
Mailing Address 225 Narrows Reach
Birmingham, AL 35242

Property Address 3604 Cheshire Rd
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 294,500.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessment

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 9-20-22

Print Lynn Campisi, Agent

☐ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1