



20221122000431290 1/3 \$30.00
 Shelby Cnty Judge of Probate, AL
 11/22/2022 03:58:32 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED OF DISTRIBUTION

WHEREAS, on or about September 5, 2021, Jean Carolyn Weldon aka Carolyn Wallace Weldon passed away, owning the property in Shelby County, Alabama;

WHEREAS, on or about September 12, 2022, the Estate of Jean Carolyn Wallace Weldon aka C. Weldon was probated in the Shelby County Probate Court, Case Number PR-2022-000691;

WHEREAS, on or about September 12, 2022, Nancy W. Bahos was appointed as Personal Representative for the Estate of Jean Carolyn Wallace Weldon aka C. Weldon;

WHEREAS, the Will of Jean Carolyn Wallace Weldon aka C. Weldon left the property described below to the Weldon Living Trust, dated October 15, 2002;

THEREFORE, Nancy W. Bahos, as Personal Representative, now wishes to distribute said property to the Weldon Living Trust dated October 15, 2002, as beneficiary of the Estate of Jean Carolyn Wallace Weldon aka C. Weldon.

THIS INDENTURE made this 21 day of November, 2022, between NANCY W. BAHOS, as Personal Representative of the ESTATE OF JEAN CAROLYN WALLACE WELDON AKA C. WELDON, ("Grantor") and NANCY W. BAHOS, TRUSTEE UNDER THE WELDON LIVING TRUST, DATED OCTOBER 15, 2002, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

Beginning at a point nine feet Southwest from the Old Southwest corner of Harmony Church cemetery lot and running in a Westerly direction along a line parallel with the extended South line of said cemetery lot, 278.5 feet to the Northeast corner of the G.W. Newburn lot, run thence in a Southerly direction along the East boundary of said Newburn lot 270 feet to an alley, run thence East along said alley 236 feet, run thence in a Northerly direction 264 feet to the point of beginning. Said lot being situated in NW ¼ of NW ¼ of Section 22, Township 20, Range 3 West, in Shelby County, Alabama.


DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, its successors or assigns forever.



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And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors or assigns forever against the lawful claim of all persons.


NANCY W. BAHOS, AS PERSONAL
REPRESENTATIVE OF THE ESTATE
OF JEAN CAROLYN WALLACE
WELDON AKA C. WELDON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Rodney S. Parker, a Notary Public in and for said County, in said State hereby certify that NANCY W. BAHOS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN CAROLYN WALLACE WELDON AKA C. WELDON, whose name is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of November, 2022.

SEAL


Notary Public

My Commission Expires: 12-01-2023

THIS INSTRUMENT PREPARED BY:

Kendall Maddox & Associates, LLC
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

SEND TAX NOTICE TO:

Weldon Living Trust dated 10/15/2002
Attention: Nancy W. Bahos, Trustee
313 Bradberry Lane
Birmingham, AL 35242

REAL ESTATE SALES VALIDATION FORMS



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THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Estate of Jean Carolyn Weldon
MAILING ADDRESS: 313 Bradberry Lane
Birmingham, AL 35242
PROPERTY ADDRESS: 110 Tom Wallace Place
Helena, AL 35080

GRANTEE NAME(S): Weldon Living Trust, dated October 15, 2002
MAILING ADDRESS: 313 Bradberry Lane
Birmingham, AL 35242
DATE OF SALE: _____
TOTAL PURCHASE PRICE: \$ _____
OR
ACTUAL VALUE: \$ _____
OR
ASSESSOR'S MARKET VALUE \$ 81,400.00

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 _____

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 11-22-22

Print: Rodney S. Parker

Unattested
(verified by)

Sign: _____
(Grantor/Grantee/Owner/Agent)