

SEND TAX NOTICE TO:

Michael B. Love
213 Stoneykirk Way
Pelham, AL 35124

This instrument prepared by:
Jon J. Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Vestavia Hills, Alabama 35216
(205) 795-2088

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

DEED OF DISTRIBUTION

STATE OF ALABAMA)

SHELBY COUNTY)

THIS DEED made and entered into by MICHAEL B. LOVE, as Personal Representative of the Estate of PHIL HARDING LOVE, also sometimes known as “Phil H. Love” (hereinafter referred to as “Grantor”), to MICHAEL B. LOVE (hereinafter referred to as “Grantee”).

RECITALS:

1. PHIL HARDING LOVE died testate on May 2, 2022. His Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama on May 25, 2022. The administration of the Decedent's Estate was assigned Case Number PR-2022-000489 by said Court. Said Court issued Letters Testamentary to Grantor on May 25, 2022, authorizing him to act on behalf of the Estate of the Decedent.

2. Grantee, pursuant to the Last Will and Testament of Decedent, and as the sole beneficiary, is entitled to receive all of the real estate described herein and made the subject of this conveyance.

3. Grantor has determined that the real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said Last Will and Testament of Decedent.

NOW, THEREFORE, in consideration of the premises, GRANTOR does hereby Grant, Bargain, Sell and Convey unto said GRANTEE, an absolute and fee simple interest in and to all of the Decedent’s right, title, interest and claim in or to the real estate situated in Shelby County,



Alabama, described with particularity, as to-wit:


See Legal Description attached as Exhibit "A" hereto as if fully set forth herein.

TO HAVE AND TO HOLD, to the said Grantee, and his heirs and assigns, 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 hereunder to the property now or hereafter held by him in his representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto this the 13 day of December, 2022.

THE ESTATE OF PHIL HARDING LOVE

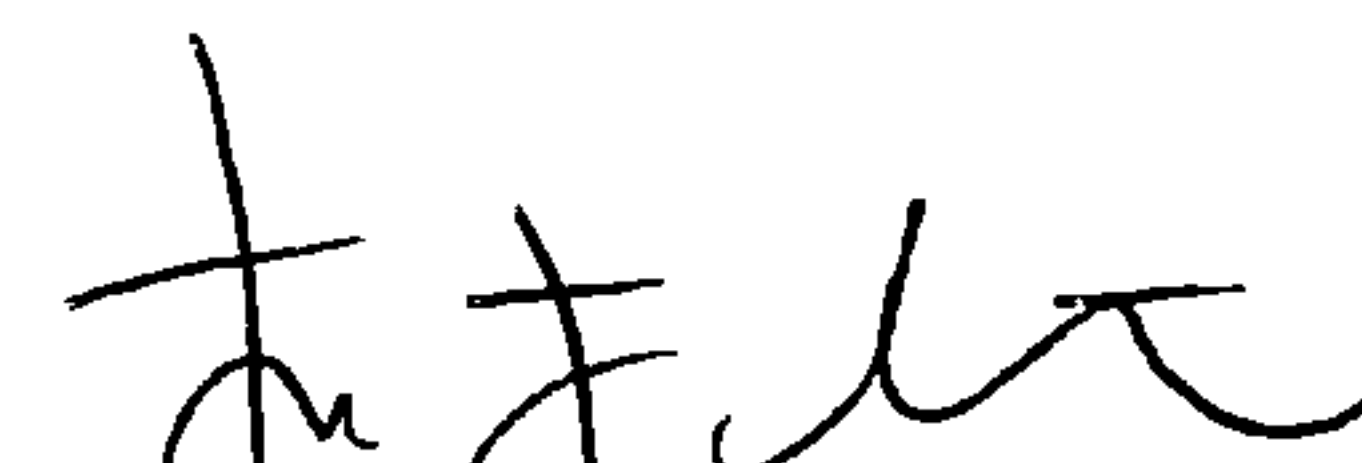
By 
MICHAEL B. LOVE
Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that MICHAEL B. LOVE, whose name as Personal Representative of the Estate of PHIL HARDING LOVE, 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, he executed the same voluntarily in his official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2022.




NOTARY PUBLIC
My Commission Expires: 7-17-2026



20221219000454190 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/19/2022 09:49:20 AM FILED/CERT

EXHIBIT "A" TO DEED OF DISTRIBUTION

Lot 1727, according to the Final Plat of Stoneykirk at Ballantrae, Phase 5, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2022 and all subsequent years; and
2. Any and all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

SOURCE OF TITLE: Being the same property conveyed on October 22, 2009 by Warranty Deed, Jointly for Life with Remainder to Survivor, from Terence G. Wright and wife, Karen S. Wright, to Phil H. Love and Phyllis K. Love, that was recorded on November 4, 2009 by Instrument number 20091104000412340 in the Office of the Judge of Probate of Shelby County, Alabama.

Phyllis K. Love passed away on October 11, 2017.



20221219000454190 4/4 \$33.00
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Michael B Love</u>	Grantee's Name	<u>Michael B. Love</u>
Mailing Address	<u>PR EIT of Phil Handy Love</u> <u>213 StonyKirk Way</u> <u>Peihay, AL 35124</u>	Mailing Address	<u>213 StonyKirk Way</u> <u>Peihay, AL 35124</u>
Property Address	<u>213 StonyKirk Way</u> <u>Peihay, AL 35124</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>454,200</u>

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 type="checkbox"/> Other
<input type="checkbox"/> 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 12-19-22

Print Jon J Rutledge

Unattested (verified by) _____ Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one