



20221229000462230 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/29/2022 09:40:28 AM FILED/CERT

This Instrument Prepared By:
Rebecca J. Turner
424 Ashbrook Trail
Columbiana, AL 35051

TITLE NOT EXAMINED

SEND TAX NOTICE TO:
Valerie Christine Joiner
113 Woodland Circle
Chelsea, AL 35043
(Address of Property and
Address of Grantee)

STATE OF ALABAMA)
SHELBY COUNTY)

DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the provisions of the Last Will and Testament of Gregory Edwin Joiner, Deceased, the undersigned Grantor, Rebecca J. Turner, in her capacity as Personal Representative of the Estate of Gregory Edwin Joiner, Deceased, under Letters Testamentary granted by the Probate Court of Shelby County on October 25, 2021, Case No. PR-2021-000774, does hereby grant, bargain, sell and convey unto **Valerie Christine Joiner**, (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, Ashton Woods, 1st Phase, as recorded in Map Book 23, page 160, in the Office of the Judge of Probate, Shelby County, Alabama, and a part of Lot 39 of said Ashton Woods, 1st Phase, as recorded in Map Book 23, page 160, in the Probate Office of Shelby County, Alabama, said part of Lot 39 being more particularly described as follows: Beginning at the locally accepted Northwest corner of Section 9, Township 20 South, Range 1 West, Shelby County, Alabama being marked by an existing old open top iron pin and being a common corner between Lots 39 and 40, run in a Northeasterly direction along the common line between said Lots 39 and 40 for a distance of 55.25 feet to a point on the Southwest right-of-way line of Woodland Circle and being on a curve; said curve being concave in a Northeasterly direction and having a radius of 55.0 feet and a central angle of 9 deg. 32 min. 55 sec.; thence turn an angle to the right and run in a Southeasterly direction along the curved right-of-way line of said Woodland Circle for a distance of 9.17 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right and run in a Southwesterly direction for a distance of 56.69 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

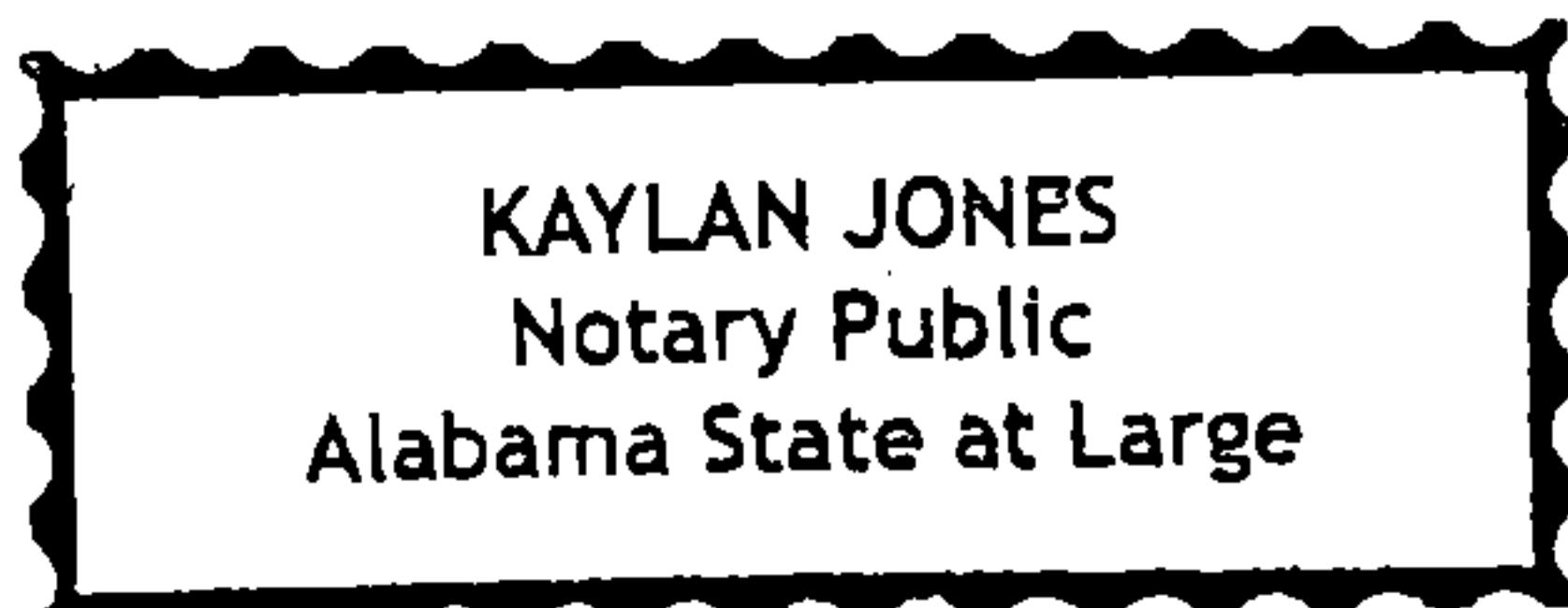
TO HAVE AND TO HOLD, to the said Grantee, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, I, in my capacity as Personal Representative of the Estate of Gregory Edwin Joiner, Deceased, have hereunto set my hand and seal effective as of the 28th day of December, 2022.

Rebecca J. Turner as Personal Representative of the Estate of Gregory Edwin Joiner, Deceased
Rebecca J. Turner, as Personal Representative of
The Estate of Gregory Edwin Joiner, Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, A Notary Public in and for said County, in said State, hereby certify that Rebecca J. Turner, in her capacity as Personal Representative of the Estate of Gregory Edwin Joiner, Deceased, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same in her capacity on the 28th day of December, 2022



Kaylan Jones
Notary Public
My Commission Expires

My Commission Expires
June 14, 2026



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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 Estate of Gregory Edwin Joiner
Mailing Address 424 Ashbrook Trail
Columbiana, AL 35051

Grantee's Name Valerie Christine Joiner
Mailing Address 113 Woodland Circle
Chelsea, AL 35043

Property Address: 113 Woodland Circle
Chelsea, AL 35043

Date of Sale 12/28/2022
Total Purchase Price \$
or \$
Actual Value \$
or
Assessor's Market Value \$ 268,700.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Distribution from Estate Case No. PR-2021-000774, Shelby County, Alabama

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 12/28/2022

Unattested

Print Rebecca J. Turner

Sign Rebecca J. Turner
(Grantor/Grantee/Owner/Agent) circle one