

Prepared by: Jim Keyes
Ausman & Keyes Attorneys, LLC
P.O. Box 3570
Hueytown, AL 35023

Send Tax Notice to:
David Garcia
2401 Blackridge Drive
Hoover, AL 35244

EXECUTOR'S DEED OF DISTRIBUTION

STATE OF ALABAMA
SHELBY COUNTY

This deed made and entered into the 18th day of September, 2023, by David Alan Garcia, as Executor of the Estate of Marjorie G. Cole, Deceased, (herein referred to as Grantor), to David Alan Garcia, (hereinafter referred to as the Grantees).

Recitals:

1. Marjorie G. Cole died testate on December 19, 2022. Her Last Will and Testament was admitted to record in the Probate Court of Jefferson County, Alabama, on the 4th day of January, 2023. The decedent's estate was assigned case number 23bes000008 by said Court. Said Court issued Letters Testamentary to Grantor on the 4th day of January, 2023, authorizing the Executor to act on behalf of the Estate of the Decedent.

2. Paragraph THREE of Decedent's Last Will and Testament makes a residuary bequest to Grantees as follows: "I give, devise and bequeath the rest, residue and remainder of my entire estate, real, personal, and mixed, of which I die seized and possessed, or to which I am, may be, or may become entitled, wherever situated, absolutely and forever, to my son, David Alan Garcia.

3. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in full satisfaction of said devise under paragraph THREE of decedent's will.

4. Therefore Grantor does grant, bargain, sell, transfer, convey, set-over, assign and deliver unto the Grantees, free from any and all claims in or to the real estate described with particularity, as to-wit:

Lot 1071, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2023 and subsequent years;
2. Easements and building line as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;

4. Restrictions appearing of record in Ins. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490;
5. Certificate of Blackridge Residential Association, Inc., recorded in Ins. No. 20171204000433500;
6. Less and except any part of subject property lying within any lake;
7. Riparian rights associated with the Lake under applicable State and/or Federal law;
8. Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama;
9. Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Probate Office of Jefferson County, Alabama;
10. Telecommunication Cable Easement by Court Order as recorded in Inst. 2012021700059230 and Inst. No. 2012021300053280;
11. Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070;
12. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Inst. No. 20151230000443770;
13. Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Inst. No. 20151230000443730 amended in Inst. No. 20170816000296240;
14. Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840;
15. Right of Way Agreement granted The Water Works Board of the City of Birmingham as recorded in Inst. No. 20170918000338670.

Lot 1071-A according to the Survey of Blackridge Resurvey No. 1 as recorded in Map Book 50, Page 37 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said lot described as Lot 1071, according to the Survey of Blackridge Phase 1A as recorded in Map Book 48, Page 83 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2023 and subsequent years; (2) Easements and building line as shown on recorded map, (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and

immunities relating thereto, including release of damages, are not insured herein; (4) Restrictions appearing of record in Inst. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490; (5) Certificate of Blackridge Residential Association, Inc., recorded in Inst. No. 20171204000433500; (6) Less and except any part of subject property lying within any lake; (7) Riparian rights associated with the Lake under applicable State and/or Federal law; (8) Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama; (9) Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Probate Office of Jefferson County, Alabama; (10) Telecommunication Cable Easement by Court Order as recorded in Inst. No. 2012021700059230 and Inst. No. 2012021300053280; (11) Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070; (12) Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Inst. No. 20151230000443770; (13) Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Inst. No. 20151230000443730 amended in Inst. No. 2017801600296240; (14) Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840; (15) Right of Way Agreement granted the Water Works Board of the City of Birmingham as recorded in Inst. No. 2017918000338670.

Subject to:

1. Ad Valorem taxes for the year 2023 and subsequent years, said taxes being a lien but not due and payable until October 1, 2023.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, covenants, restrictions and other matters of record in the Probate office of Jefferson County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps which would be disclosed by a true and accurate survey of the property conveyed herein.

Recital The property herein conveyed is the homestead residence of the Grantor.


Recital: This deed was prepared from a legal description as furnished by the Grantor and Grantee. No title search was requested nor provided.

TO HAVE AND TO HOLD to the said Grantees, and to their successors and assigns forever.

This instrument is executed by the Grantors 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 them in his representative capacity named.

IN WITNESS WHEREOF the Grantor has executed this conveyance by setting his signature hereto this the 18th day of September, 2023.

THE ESTATE OF
MARJORIE G. COLE, DECEASED

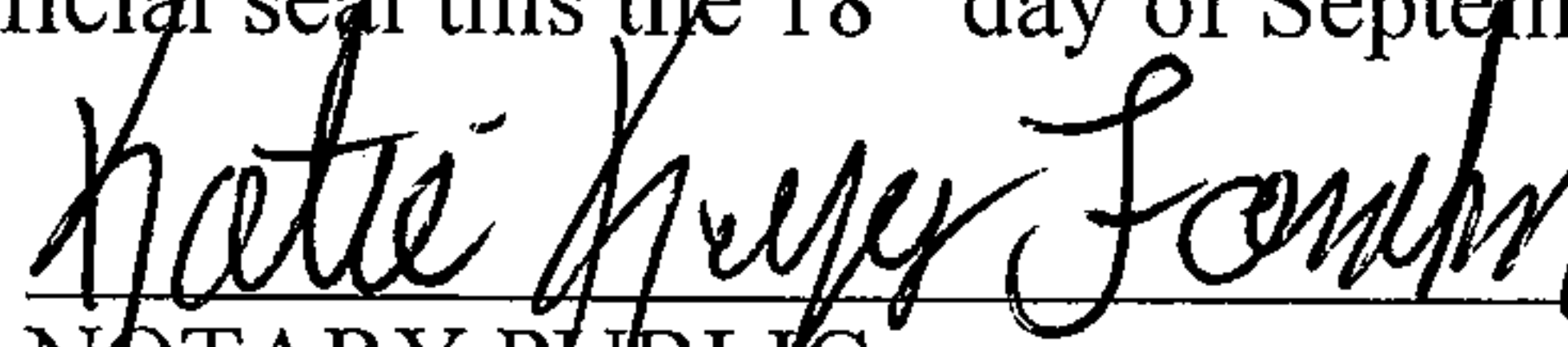

DAVID ALAN GARCIA, Executor

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that David Alan Garcia, whose name as Executor of the Estate of Marjorie G. Cole, Deceased, 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 Executor on the day the same bears date.

Given under my hand and official seal this the 18th day of September, 2023.


NOTARY PUBLIC
My commission expires: 11-4-2025

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/14/2023 01:43:57 PM
 \$35.00 JOANN
 20231114000334210



REAL ESTATE *Ann S. Bayl* VALUATION FORM

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

Grantor's Name David A. Garcia
 Mailing Address 2401 Blackridge Dr.
Hoover, AL 35244

Grantee's Name David A. Garcia
 Mailing Address 2401 blackridge Dr
Hoover, AL 35244

Property Address 2401 Blackridge Dr.
Hoover, AL 35244

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 2,352,230.00

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 ASSESSOR 2023 VALUE

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 _____

Print DAVID A. GARCIA

Unattested _____

Sign [Signature]

(verified by)

Grantor/Grantee/Owner/Agent) circle one