

THIS INSTRUMENT PREPARED BY:

Glenn E. Estess, Jr.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

James L. Clark, Trustee of Marital Trust
3114 Crossings Drive
Hoover, Alabama 35242

GRANTOR:

Name: Estate of Deborah L. Clark
Address: 3114 Crossings Drive
Hoover, Alabama 35242

GRANTEE:

Name: Marital Trust created under the
Will of Deborah L. Clark
Address: 3114 Crossings Drive
Hoover, Alabama 35242

Tax Assessor's Property Value: \$ 199,650 (½ of \$ 399,300)

Address of Property: 3114 Crossings Drive
Hoover, Alabama 35242

Parcel I.D.: 10 2 03 0 008 046.000

Source of Title: Instrument #: 20190130000030760

TITLE NOT EXAMINED

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by James L. Clark, as Personal Representative of the Estate of Deborah L. Clark, aka Deborah Anne Reyer Clark, aka Deborah Anne Clark, fka Deborah Anne Reyer Lachina, deceased (the "Grantor"), to the Marital Trust created under the Will of Deborah L. Clark, (the "Grantee").

RECITALS:

1. Deborah L. Clark, aka Deborah Anne Reyer Clark, aka Deborah Anne Clark, fka Deborah Anne Reyer Lachina (the "Decedent") and James L. Clark owned the property herein described as tenants in common, each owning an undivided fifty percent (50%).

2. The Decedent died testate on September 5, 2022. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on October 21, 2022. The administration of the Decedent's Estate was assigned Case Number PR-2022-000983 by said Court. Said Court issued Letters Testamentary to James L. Clark, as Personal Representative of the Estate on October 25, 2022, authorizing him to act on behalf of the Estate of the Decedent.

3. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to it under Item IV of the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto Grantee, 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:

A fifty percent (50%) interest in:

Lot 14, according to the Survey of Phase Five Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 103 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to ad valorem taxes due October 2023, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions rights of way and mortgages of record. Mineral and mining rights not owned by Grantor are excluded.

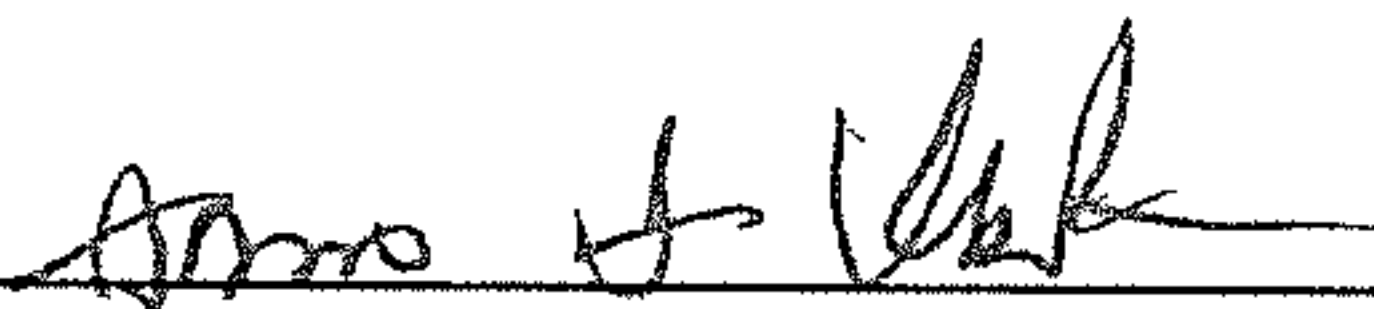
The property conveyed herein does constitute the Homestead of the Decedent and her husband, James L. Clark.

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

This instrument is executed by the Grantor solely in its 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 a Grantor in his individual capacity, and the Grantor expressly limits his liability hereunder to the property now or hereafter held by in him in his representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto effective this the 16th day of FEBRUARY, 2024.

Estate of Deborah L. Clark

By: 

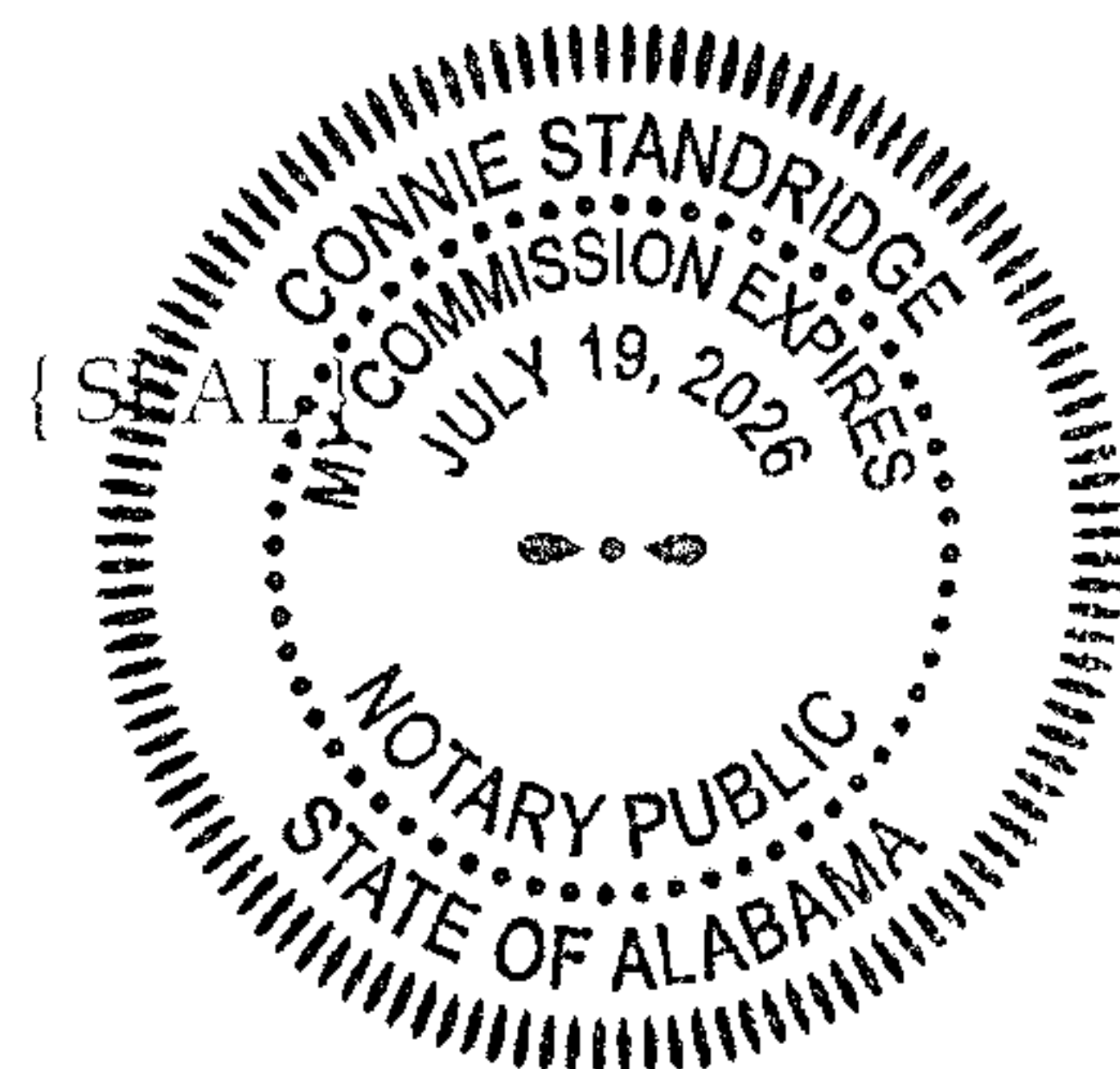
Name: James L. Clark
Its: Personal Representative

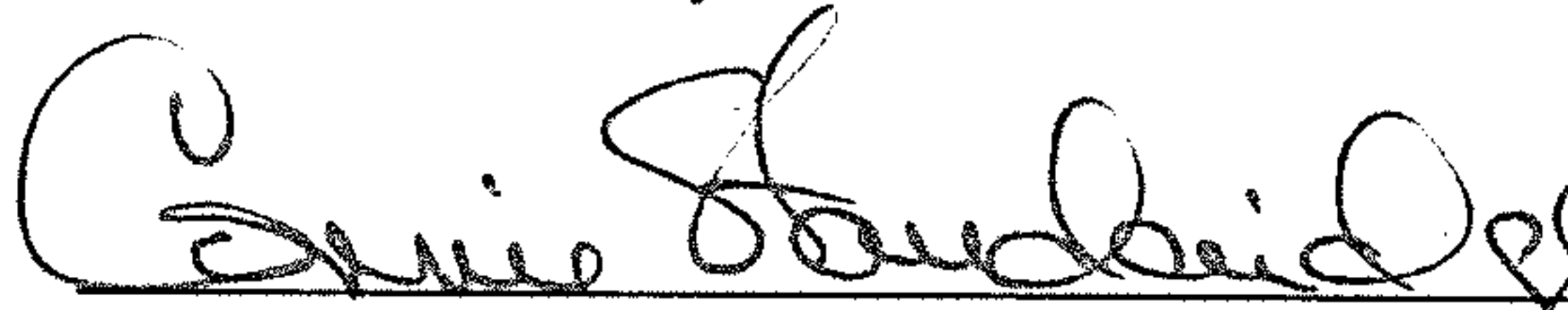
VERIFICATION

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that James L. Clark, whose name, as Personal Representative of the Estate of Deborah L. Clark, is signed to the foregoing conveyance, and who is known to me, or provided a copy of his driver's license, 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 16th day of Feb., 2024.




NOTARY PUBLIC
My Commission Expires: 7-19-26

James L. Clark

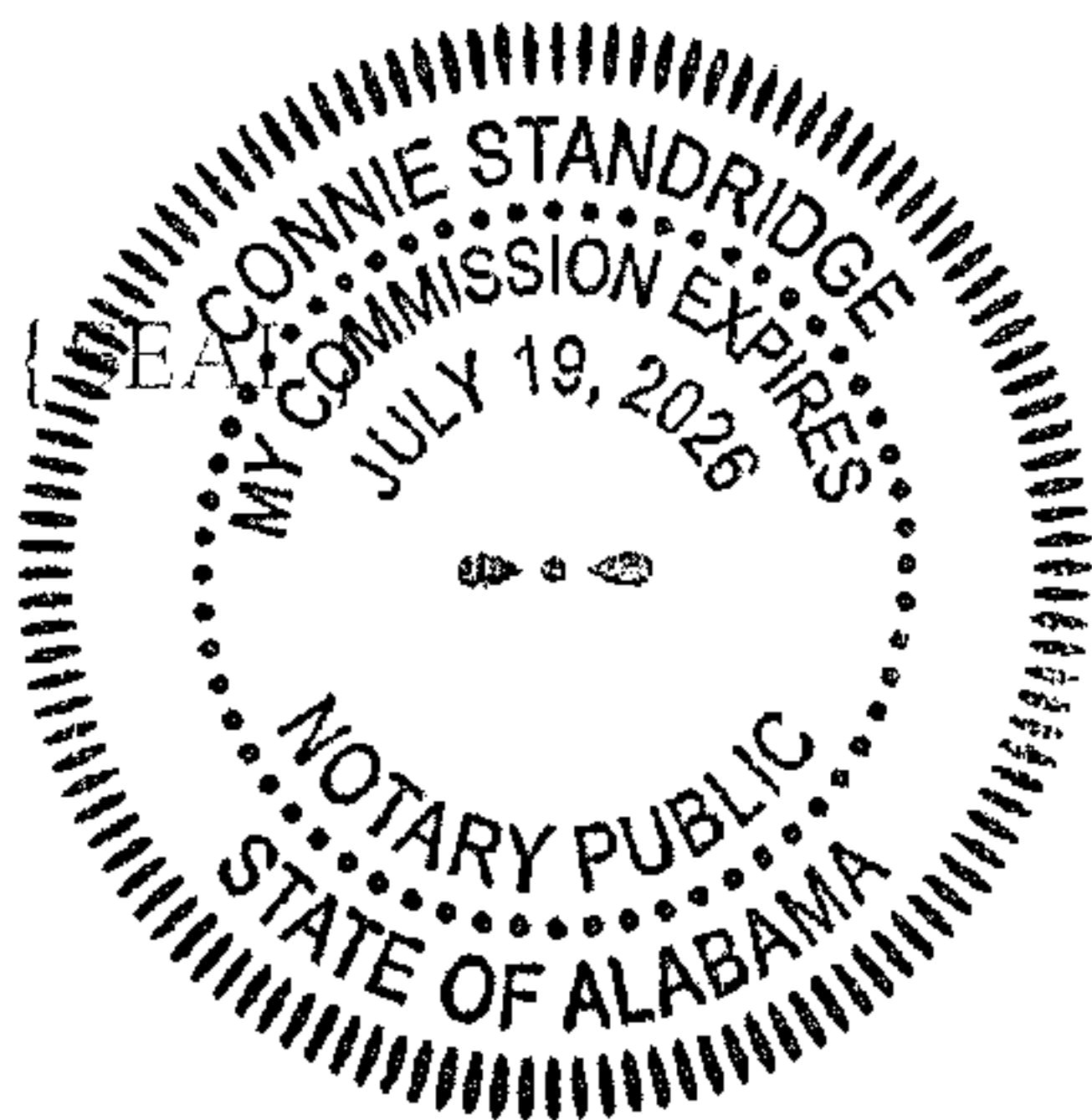
James L. Clark, Individually

VERIFICATION

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that James L. Clark, individually, is signed to the foregoing conveyance, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

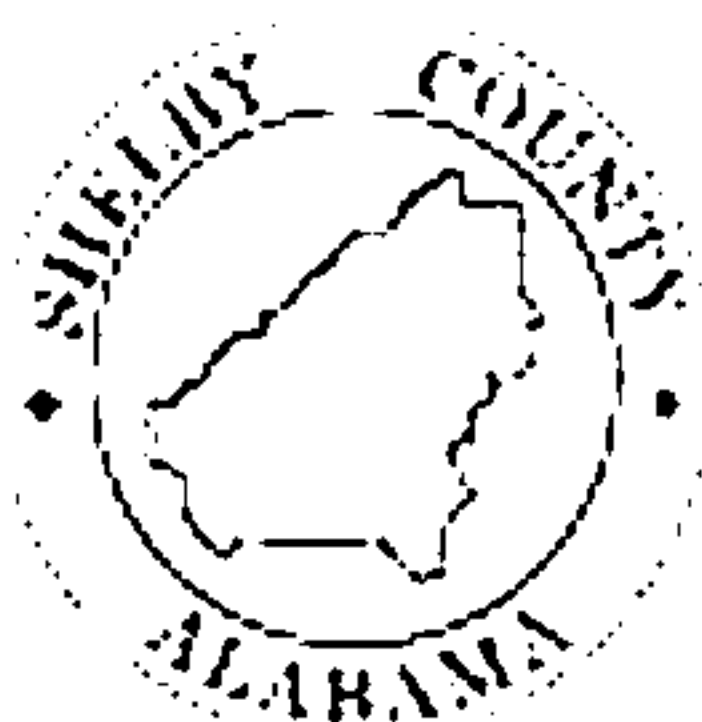
Given under my hand and official seal this the 16th day of Feb., 2024.



Connie Standridge

NOTARY PUBLIC

My Commission Expires: 7-19-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/16/2024 12:47:55 PM
\$36.00 BRITTANI
20240216000041020

Allie S. Bayl