

SEND TAX NOTICE TO:

James Grey Lucas
5453 Woodford Drive
Birmingham, AL 35242

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

DEED OF DISTRIBUTION

STATE OF ALABAMA)

SHELBY COUNTY)

THIS DEED made and entered into by **JAMES GREY LUCAS**, as Personal Representative of the Estate of **BEVERLY M. LUCAS**, deceased (herein referred to as "Grantor"), to **JAMES GREY LUCAS** (herein referred to as "Grantee").

RECITALS:

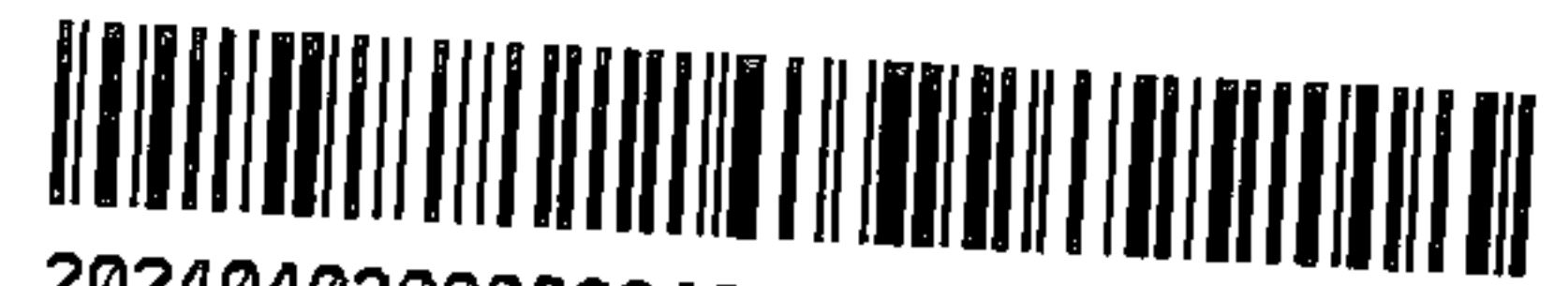
1. Beverly M. Lucas (herein referred to as "Decedent") died testate on December 8, 2023. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on December 27, 2023. The administration of the Decedent's Estate was assigned Case Number PR-2023-001179 by said Court. Said Court issued Letters Testamentary to Grantor on December 27, 2023, authorizing him/her to act on behalf of the Estate of the Decedent.

2. Item Five on Page Three of Decedent's Last Will and Testament devises to James Grey Lucas the real estate described below.

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 him/her under the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, James Grey Lucas, as Personal Representative of the Estate of Beverly M. Lucas, deceased, does hereby Grant, Bargain, Sell and Convey unto James Grey Lucas, 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:

Lot 38, in Block 8, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51, A, B, C and D, in the Probate Office of Shelby County, Alabama.



20240403000092400 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/03/2024 03:46:25 PM FILED/CERT

Street Address: 5453 Woodford Drive, Birmingham, AL 35242

TO HAVE AND TO HOLD to the said Grantee, and to his/her respective heirs, personal representatives, successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his/her signature hereto this the 3rd day of April, 2024.

ESTATE OF BEVERLY M. LUCAS

By James Grey Lucas
James Grey Lucas, Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mark W. Macoy, Esq., a Notary Public in and for said State in said County, hereby certify that James Grey Lucas, whose name as Personal Representative of the Estate of Beverly M. Lucas 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/she executed the same voluntarily in his/her official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2024.

Mark W. Macoy
NOTARY PUBLIC
My Commission Expires: 1-5-2026

MARK WILLIAMS MACOY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 05, 2026



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Questionnaire

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

Grantor's Name
Mailing Address

James Grey Lucas, Personal Repr.
Estate of Beverly M. Lucas
~~5453 Woodford Drive~~
Birmingham, AL 35242

Grantee's Name James Grey Lucas
Mailing Address 5453 Woodford Drive
Birmingham, AL 35242

Property Address

~~5453 Woodford Drive~~
Birmingham, AL 35242

Date of Sale April 3, 2024
Total Purchase Price \$
or

Current Assessor's MV \$ 448,200

Documentary Evidence provided:

☐ Closing Statement
☐ Bill of Sale
☐ Sells Contract
☐ Other

See Deed, Recitals 1, 2 and 3
No consideration deed - Deed of Distribution by Personal Representative perfecting

title to real estate devised to beneficiary under the will of the decedent
Affidavit of Exception

When transfer of title to real estate or affidavit of equitable interest in real estate is made:
Mark the appropriate situation upon which an exception is based.

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recordation of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.
Date April 3, 2024

Print James Grey Lucas
Sign James Grey Lucas
(Order / Agent) circle one