



20240506000131370 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/06/2024 11:36:14 AM FILED/CERT

This Instrument Prepared By:
Lynn Campisi
CAMPISI LAW, P.C.
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Kennth Hancock
Catherine Kotson
4000 Shandwick Lane
Birmingham, AL 35242

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED is made and entered into the 2 day of May, 2024, by **Kenneth Hancock, Personal Representative for the Estate of Margaret Sinclair Hancock**, (“Grantor”), and (“Grantee”) **Kenneth Hancock and Catherine Kotson**.

RECITALS:

1. **Margaret Sinclair Hancock a/k/a Margaret S. Hancock** (“Decedent”) died testate on August 27, 2023 with a Last Will and Testament dated May 26, 2022. The Probate Court of Shelby County, Alabama, on November 3, 2023, under Case Number PR-2023-001040 issued Letters Testamentary to **Kenneth Hancock**, authorizing **Kenneth Hancock** to act on behalf of the Estate of Decedent.

2. Decedent was the sole owner of the property being conveyed herein, as evidenced by that certain Warranty Deed dated May 5, 2015, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 19, 2015, in Instrument Number 20150519000166090.

3. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee in accordance with the terms of Will.

4. In Article Three Section 3.2 of the Decedent’s Last Will and Testament, property of the estate is devised to **Kenneth Hancock and Catherine Kotson**, in equal shares.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kenneth Hancock and Catherine Kotson**, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly, to-wit:

Lot 99, according to the Amended Map of Greystone Village - Phase 1, as recorded in Map book 20, page 32, in the Probate Office of Shelby County, Alabama.



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Subject to:

Existing easements and restrictions of record, any set-back lines, rights-of-way, limitations, if any, of record.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.
Mineral and mining rights excepted.

Encroachments, overlaps, boundary line disputes or other matters that would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments that are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

THE PREPARER OF THIS DEED HAS ACTED ONLY AS A SCRIVENER AND HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION IS GIVEN.

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

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



IN WITNESS WHEREOF, Grantor has executed this conveyance by setting his signature hereto
this the 2 day of May, 2024.

Estate of Margaret Sinclair Hancock

BY:

Date: 5/2/2024

Kenneth Hancock Personal Representative
Kenneth Hancock, Personal Representative

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby
certify that **Margaret Sinclair Hancock**, whose named as Personal Representative, 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, in said capacity, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of May, 2024.

(SEAL) **JENNIFER Q. GRIFFIN**
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES SEP. 06, 2026

Jennifer Q. Griffin
Notary Public:
My commission expires: 9/6/2026

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Kenneth Hancock, Personal Rep
Mailing Address Estate of Margaret Sinclair Hancock
4004 Shandwick Lane
Birmingham, AL 35242

Grantee's Name Kenneth Hancock and Catherine Kotson
Mailing Address 4004 Shandwick Lane
Birmingham, AL 35242

Property Address 524 St. Lauren Way
Birmingham, AL 35242

Date of Sale 5.2.2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 356,200

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 ☐ Appraisal
☐ Sales Contract ☒ Other in accordance with terms of will - Probate Case #2023-001040
☐ 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 5.2.2024

Print Jennifer Q Griffin Esq

Unattested

Sign Jennifer Q Griffin Esq

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1