

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR
LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE GRANTORS HEREIN.

This instrument prepared by:
Joseph W. Strickland
Attorney at Law
2201 Comer Place
Vestavia Hills, AL 35216

STATE OF ALABAMA)

Send tax notice to: **Hannah E. White**
7175 Rowan Road
Leeds, AL 35094

SHELBY COUNTY)



20240911000282510 1/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/11/2024 01:55:03 PM FILED/CERT

DEED OF DISTRIBUTION

THIS DEED is made and entered into the 19th day of August, 2024 by **GERALD THOMAS WHITE**, an unmarried man, as Personal Representative of the Estate of **DALLAS WILSON WHITE** (the Decedent), and also by **HANNAH ELIZABETH WHITE**, a married woman, as the sole heir to the decedent (herein referred to as Grantors), to **HANNAH ELIZABETH WHITE**, individually, (herein referred to as Grantee).

RECITALS:

1. **DALLAS WILSON WHITE**, deceased (herein referred to as Decedent), died testate on the 13th day of November, 2022. The Personal Representative filed a Petition for Probate of Will with the Probate Court of Shelby County, and the administration of the Decedent's Estate was assigned Case Number **PR-2022-001152** by the said Court, which issued Letters Testamentary to the Personal Representative on December 22, 2022 authorizing him to act on behalf of the estate of the Decedent.

2. At the time of his death, the Decedent was the fee simple owner of the subject parcel of real property acquired during his life by virtue of a deed filed for record on December 29, 2005 and assigned instrument number 20051229000669430.

The undersigned Personal Representative has determined that the subject real property shall be conveyed to the Grantee in accordance with the Last Will and Testament of the deceased, and the remaining Grantor, **HANNAH ELIZABETH WHITE**, the only child of the unmarried decedent, has joined in this deed as Grantor as the sole heir at law and next of kin.

NOW THEREFORE, in consideration of the premises, the Grantors do grant, bargain, sell and convey unto the said Grantee all of the Decedent's Estate's and their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:



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COMMENCE AT THE TRUE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 23 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 15.83 FEET TO A 3-INCH CAPPED PIPE FOUND AT THE LOCALLY ACCEPTED NW CORNER OF SAID 1/4-1/4, BEING THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 354.15 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 40 DEGREES 23 MINUTES 12 SECONDS EAST 410.62 FEET (M) 397.70 FEET (D) TO A 5/8-INCH REBAR SET; THENCE SOUTH 23 DEGREES 04 MINUTES 18 SECONDS EAST 423.70 FEET TO A 1-INCH CRIMPED IRON FOUND; THENCE SOUTH 58 DEGREES 22 MINUTES 42 SECONDS WEST 134.24 FEET (M) 137.45 FEET (D) TO A 1-INCH CRIMPED IRON FOUND; THENCE NORTH 72 DEGREES 02 MINUTES 37 SECONDS WEST 339.20 FEET (M) 338.10 FEET (D) TO A 1/2-INCH REBAR FOUND ON THE WEST LINE OF SAID 1/4-1/4; THENCE SOUTH 0 DEGREES 25 MINUTES 11 SECONDS WEST ALONG SAID LINE 310.04 FEET (M) 302.45 FEET (D) TO A 3-INCH CAPPED PIPE FOUND AT THE SW CORNER OF SAID 1/4-1/4; THENCE SOUTH 88 DEGREES 19 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 1322.24 FEET TO A 5/8-INCH REBAR SET AT THE SE CORNER OF SAID 1/4-1/4; THENCE NORTH 0 DEGREES 08 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 1353.15 FEET TO A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND AT THE LOCALLY ACCEPTED NE CORNER OF SAID 1/4-1/4; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE LOCALLY ACCEPTED NORTH LINE OF SAID 1/4-1/4 FOR 443.17 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 2 DEGREES 07 MINUTES 09 SECONDS EAST 209.58 FEET (M) 210.00 FEET (D) TO A 3/8-INCH REBAR FOUND; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST 212.88 FEET (M) 210.00 FEET (D) TO A 1-INCH CRIMPED IRON FOUND; THENCE SOUTH 1 DEGREES 27 MINUTES 41 SECONDS EAST 108.64 FEET (M) 110.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 31 MINUTES 25 SECONDS WEST 203.38 FEET (M) 210.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE SOUTH 2 DEGREES 32 MINUTES 39 SECONDS EAST 28.62 FEET (M) 29.00 FEET (D) TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST 165.00 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 2 DEGREES 30 MINUTES 20 SECONDS WEST 349.46 FEET (M) 349.00 FEET (D) TO A 5/8-INCH REBAR SET ON SAID NORTH LINE; THENCE NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE 287.58 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 32.4 ACRES, MORE OR LESS. BEARINGS ARE BASED ON GPS OBSERVATIONS OF ALABAMA STATE PLANE COORDINATES WEST ZONE.

ACCORDING TO SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507. SUBJECT TO RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS TO THE JAY AND BRENDA HEISLER PROPERTY AS DESCRIBED IN SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507.

SUBJECT TO ROADWAY EASEMENT (BUSH AVENUE) TO THE CITY OF LEEDS, ALABAMA, AS RECORDED IN BOOK 349 PAGE 20 AND AS DESCRIBED IN SURVEY DATED 12-20-05 BY STEVEN H. GILBERT, P.L.S. NO. 17507.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.



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ALSO SUBJECT TO:

1. Ad valorem taxes due October 1, 2024 and thereafter.
2. Any easements, rights-of-way and restrictions, covenants and conditions of record.
3. Mineral and mining rights excepted.

Property address: 9063 Bush Avenue, Leeds, AL 35094
Parcel ID: 01-6-23-0-001-041.000

This property constituted the homestead of the Decedent.

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

IN WITNESS WHEREOF, the Grantors have executed this conveyance by setting their signatures on the dates as stated:

Date: 8/19/24

Gerald White
GERALD THOMAS WHITE, as Personal Representative

Date: 9/3/2024

Hannah Elizabeth White
HANNAH ELIZABETH WHITE

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ACKNOWLEDGEMENT FOR GERALD THOMAS WHITE

STATE OF CALIFORNIA)

_____ COUNTY)

I, _____, a Notary Public in and for said county in said State, hereby certify that **GERALD THOMAS WHITE**, as the Personal Representative of the Estate of **DALLAS WILSON WHITE**, deceased, and who is duly authorized to execute this deed, whose name 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 the conveyance, he executed the same voluntarily as Personal Representative on the day the same bears date.

Given under my hand and official seal this _____ day of August, 2024.

See Attached Acknowledgment

Notary Public
My Commission Expires:

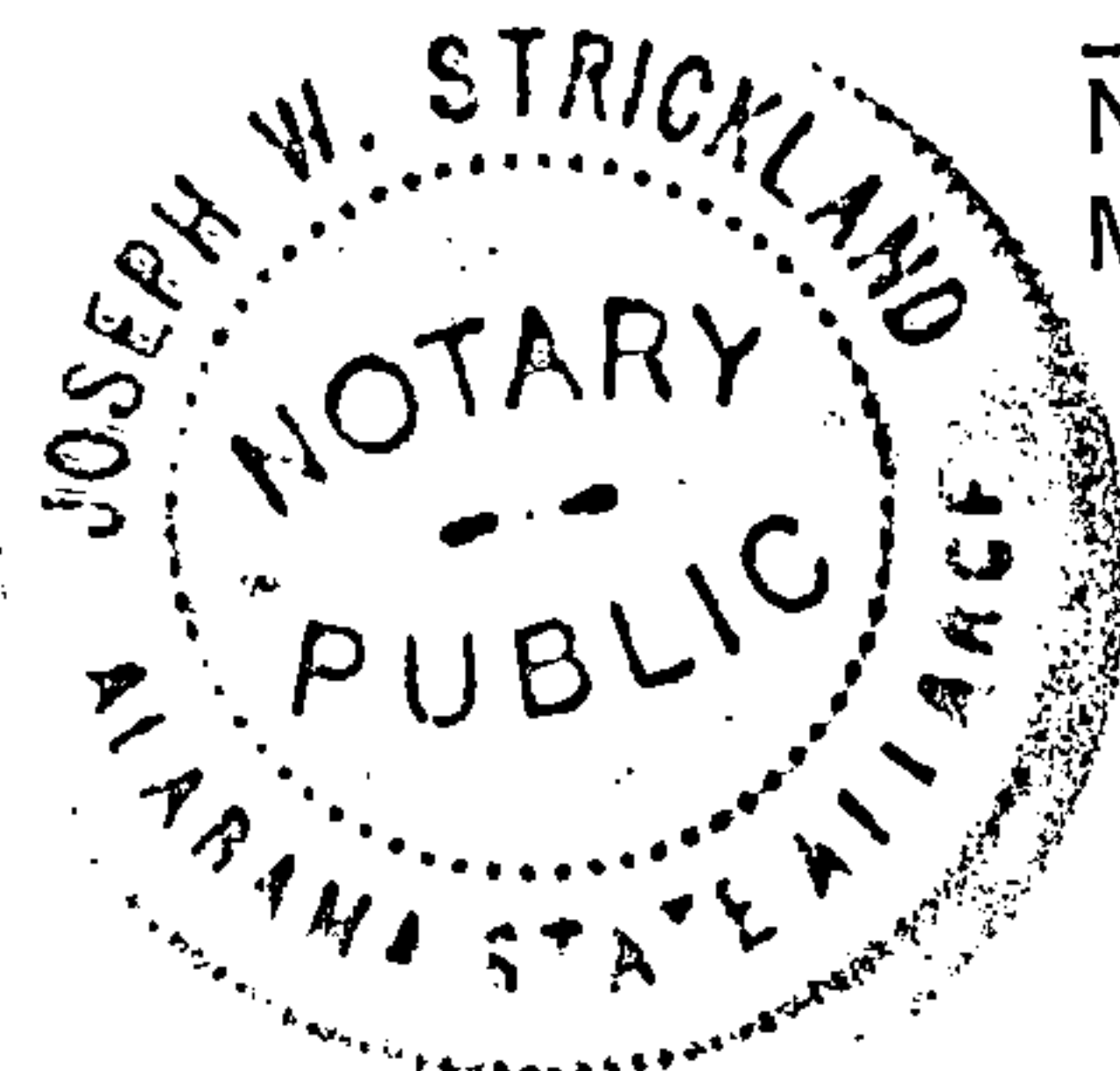
ACKNOWLEDGEMENT FOR HANNAH ELIZABETH WHITE

STATE OF ALABAMA)

Jefferson COUNTY)

I, *Joseph W. Strickland*, a Notary Public in and for said county in said State, hereby certify that **HANNAH ELIZABETH WHITE**, as the sole heir at law and next of kin to the decedent, **DALLAS WILSON WHITE**, whose name 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *3rd* day of *September*, 2024.



Notary Public
My Commission Expires:

JOSEPH W. STRICKLAND
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 06, 2027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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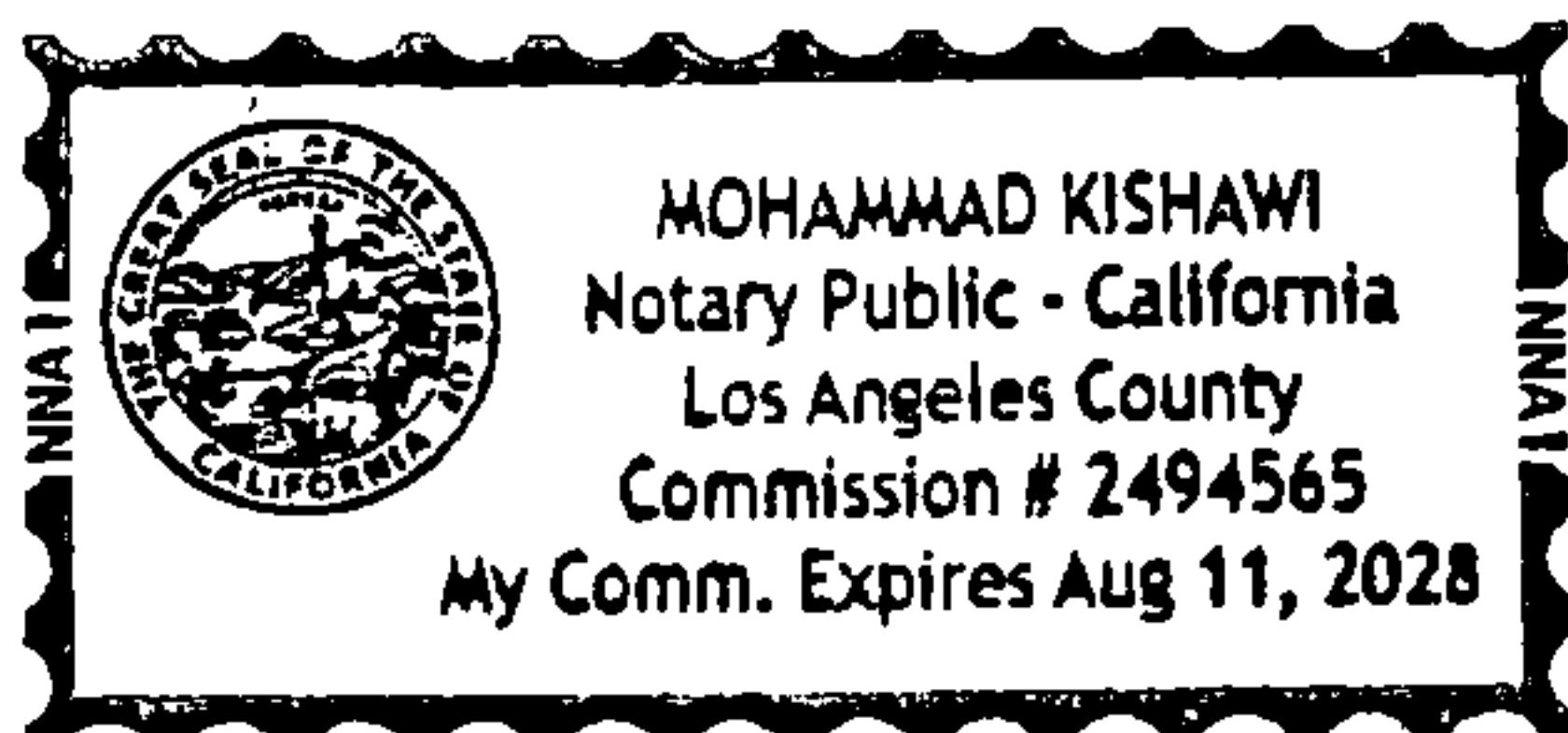
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On August 19, 2024, before me, Mohammad Kishawi, Notary Public,
personally appeared Gerald Thomas White

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal

SIGNATURE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Deed of Distribution

Document Date: 8/19/2024 Number of Pages: 4

Signer(s) Other than Named Above: _____

Real Estate Sales Validation Form

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

Grantor's Name Gerald T. White, Personal Rep.
Mailing Address Estate of Dallas W. White
8749 Aqueduct Avenue
North Hills, CA 91343

Grantee's Name Hannah E. White
Mailing Address 7175 Rowan Road
Leeds, AL 35094

Property Address 9063 Bush Avenue
Leeds, AL 35094

Date of Sale 9/3/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 192,620 EXEMPT: UNDER WILL


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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 Tax assessor records: Exempt Transfer: Under Will and Estate

☐ 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 9/11/2024

Print

Joseph W. Strickland, Attorney

Sign

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Print Form

Form RT-1