

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS  
OF THE LAST WILL AND TESTAMENT OF TONJA GILPIN NORD, DECEASED, IN  
CASE NUMBER PR-2023-001133, PROBATED IN THE PROBATE COURT OF  
SHELBY COUNTY, ALABAMA.**

**TITLE NOT EXAMINED**

**This Instrument Prepared By:**

W. Eric Pitts, Esq.  
W. Eric Pitts, LLC  
PO Box 280  
Alabaster, AL 35007

**Send Tax Notice To:**

Patricia K. Arington  
1204 Michael Drive  
Alabaster, AL 35007

**PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

THIS DEED made and entered into the 21ST day of OCTOBER, 2024, by PATRICIA K. ARINGTON, who has duly qualified and has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Personal Representative of the Estate of TONJA GILPIN NORD, deceased, Shelby County Probate Case No. PR-2023-001133, and who is now acting as such Personal Representative on behalf of said probate estate (herein referred to as "Grantor"), and PATRICIA K. ARINGTON (herein referred to as "Grantee").

**RECITALS:**

1. TONJA GILPIN NORD (herein referred to as Decedent) died testate on May 17, 2022. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama on February 12, 2024. The administration of the Decedent's Estate was assigned Case Number PR-2023-001133 by the said Court. Said Court issued Letters Testamentary to Grantor on February 12, 2024, authorizing her to act on behalf of the Estate of the Decedent.

2. Item Four of Decedent's Last Will and Testament provides, as follows: "I hereby give, devise and bequeath to my beloved friend, Patricia K. Arington, residing at the time of this writing in Alabaster, Alabama, the remainder of my estate. All my property, of whatever description, whether real, personal mixed, tangible or intangible, of every kind, nature, and description, whatsoever or wheresoever situated, which I may now own or hereafter acquire, or have the right to dispose of at the time of my death. At the time of signing this Last Will and Testament, the real properties that I give to Patricia K. Arington are 1204 Michael Drive, Alabaster, Alabama, 35007 and 11532 Wilderness Road, Ewing, Virginia, 24248."

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 them, under Item Four of the Decedent's Will.

**NOW, THEREFORE**, in consideration of the premises, and in compliance with Item Four of Decedent's Last Will and Testament, Grantor, as such Personal Representative acting with full authority, does hereby Grant, Bargain, Sell and Convey unto Grantee, all of the Decedent's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, as to-wit:

**LOT 96, ACCORDING TO THE SURVEY OF SCOTTSDALE, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PARCEL ID NO. 23-6-14-4-001-002.067**

which is commonly known as 1204 Michael Drive, Alabaster, AL 35007 (the "Property").

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the improvements thereon and appurtenances thereto belonging or in anyway appertaining except as noted above to the said Grantee, and to her successors, heirs and assigns forever.

**IN WITNESS WHEREOF** the Grantor has executed this conveyance by setting her signature hereto this the <sup>25th</sup> day of October, 2024.

*21st  
2024*

THE ESTATE OF TONJA GILPIN NORD,  
Deceased, Case No. PR-2023-001133, In the Probate Court  
of Shelby County, Alabama

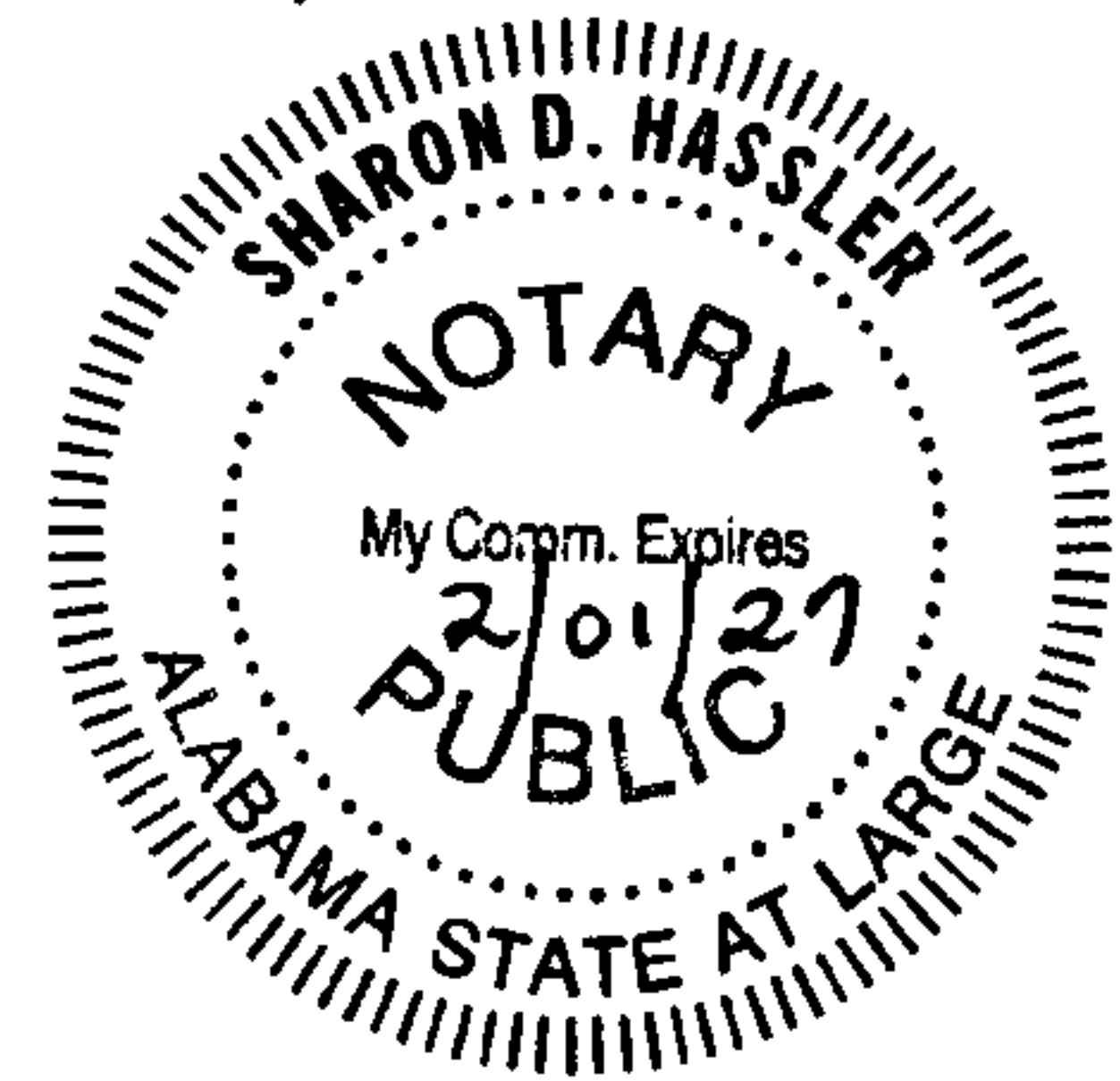
By: *Pat K. Arington*  
PATRICIA K. ARINGTON,  
Its Personal Representative

**STATE OF ALABAMA    )**  
**SHELBY COUNTY        )**

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that PATRICIA K. ARINGTON, whose name as Personal Representative of the Estate of Tonja Gilpin Nord 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, she executed the same voluntarily in her representative capacity as such Personal Representative acting with full authority on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 2024.

*Sharon D. Hassler*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 2/01/27





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/16/2025 08:19:58 AM  
 \$32.00 PAYGE  
 20250116000015350

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Patricia K. Arington as Personal Representative  
 Mailing Address of Estate of Tonja Gilpin Nord, Case No. PR 2023 001133  
1204 Michael Drive  
Alabaster, AL 35007

Grantee's Name Patricia K. Arington  
 Mailing Address 1204 Michael Drive  
Alabaster, AL 35007

Property Address 1204 Michael Drive  
Alabaster, AL 35007

Date of Sale 10/21/24  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 1/2 value = \$108,095.00

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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                      |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Tax Appraisal |
| <input type="checkbox"/> 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 10/21/24

Print W. Eric Pitts

Unattested \_\_\_\_\_  
 (verified by)

Sign *W. Eric Pitts* \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one