

This instrument was prepared by:
John R. Martin
Wallace Jordan Ratliff & Brandt, LLC
800 Shades Creek Pkwy. Ste 400
Birmingham, Alabama 35209

Send Tax Notice to:
Gail Lynn Wittenstein
3325 Sunny Meadows Ct.
Birmingham, AL 35242

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into the 13 day of MARCH, 2025, by GAIL LYNN WITTENSTEIN, Executor of the estate of Rhonda W. Goff, deceased, (herein referred to as "grantor"), to GAIL LYNN WITTENSTEIN as Trustee of Testamentary Trust, Item Four under the Last Will and Testament of Rhonda W. Goff dated November 3, 2023 (herein referred to as "grantee").

R E C I T A L S

1. Rhonda W. Goff (herein referred to as the "decedent") died testate on July 17, 2024. The decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR 2024-000892. Said Court issued Letters Testamentary to the grantor on August 2, 2024, authorizing GAIL LYNN WITTENSTEIN to act on behalf of the estate of the decedent including the executing of this deed.

2. The terms of said decedent's Will provided in Item Three- Specific Devise-Life Estate that the real property described below shall be devised to the grantee herein as remainderman, subject to a legal life estate vested in Gail Lynn Wittenstein as of decedent's date of death and further all the terms of said life estate contained in said Item Three-Specific Devise-Life Estate of the Will are incorporated into the deed by reference.

3. The grantor, in her capacity as Executor of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantee in satisfaction of said devise in Item Three- Specific Devise in the decedent's estate subject to the life estate of Gail Lynn Wittenstein.

NOW, THEREFORE, in consideration of the premises, the grantor does grant, bargain, sell and convey unto GAIL LYNN WITTENSTEIN as Trustee of the Testamentary Trust created in Item Four of the decedent's Last Will and Testament all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, Subject to the above described life estate of Gail Lynn Wittenstein to-wit:

Lot 75, according to the Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9 page 1 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Subject to:

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. Taxes for the year 2025 are a lien, but not due and payable until October 1, 2025. Parcel ID: 58-10-6-14-C-001-001.
3. Building setback line of 35 feet reserved from Sunny Meadows Court as shown by plat.
4. Irregular easement on the Easterly side as shown by recorded plat.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 140; Deed Book 134 page 514; in Probate Office.
6. Right of way granted to Alabama Power Company as recorded in Real Volume 1 page 366 in Probate Office.
7. Subject to any unrecorded restrictions, and easements or right of ways of record.
8. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 57 Page 608 in Probate Office.
9. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 57 Page 705 and covenants pertaining thereto as recorded in Misc. Book 57 Page 704 in Probate Office

The above described real property is one and the same as the decedent's personal residence located at 3325 Sunny Meadows Court, Birmingham, Alabama 35242 as specific described in Item Three of the decedent's Will.

The real property subject of this conveyance was conveyed to the decedent and her husband, Marcus J. Goff, who died February 12, 2003 by Deed dated November 1, 1984, recorded in Book 007, page 716 in the Office of the Judge of Probate, Shelby County, Alabama and the decedent was the surviving joint tenant.

TO HAVE AND TO HOLD to the said grantee forever.

This instrument is executed by the grantor solely in the 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 her individual capacity, and the grantor expressly limits her liability to the representative capacity named.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting her signature, this 13 day of MARCH, 2025.

THE ESTATE OF RHONDA W. GOFF,
Deceased

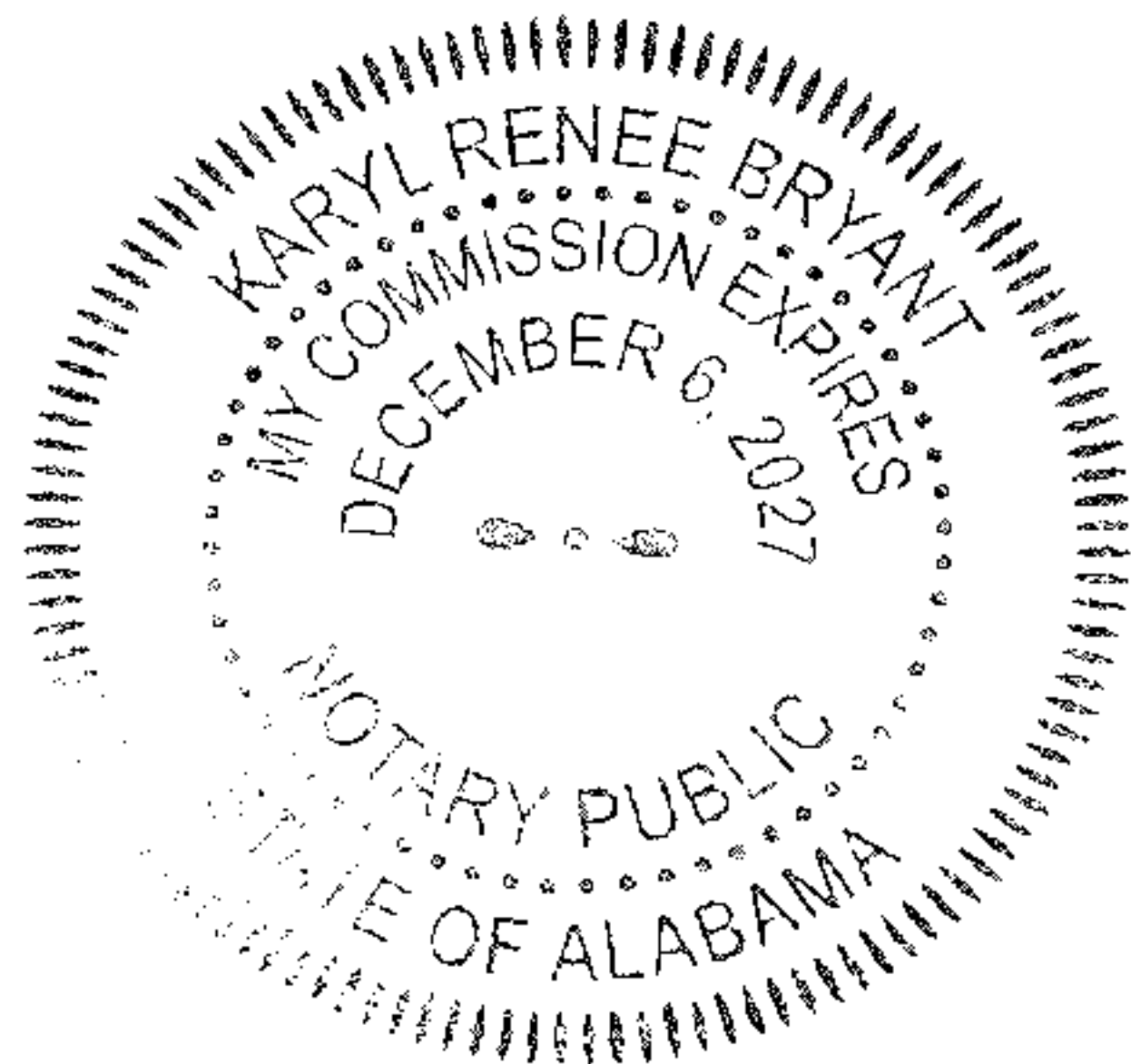
Gail Lynn Wittenstein, Executor
GAIL LYNN WITTENSTEIN , Executor

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gail Lynn Wittenstein , as executor of the Estate of Rhonda W. Goff, deceased, whose name is signed to the foregoing instrument, 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 with full authority and voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2025.

Renee Bryant
Notary Public
My Commission Expires: 12/6/2027



REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:Estate of Rhonda W. Goff
PR-2024-000892**Grantees' Name:**Gail Lynn Wittenstein, Trustee
Of trusts under will of dee'd
3325 Sunny Meadows Court
Birmingham, AL 35242**Property Address:**3325 Sunny Meadows Court
Birmingham, AL 35242
Parcel# 58-10-6-14-0-001-001**Date of Sale:** March 13, 2025**Total Purchase Price:** \$

or

Current Assessor's MV: See attached
Schedule # 325,310.00**Documentary Evidence provided:**

Closing Statement

Bill of Sale

Sales Contract

 X Other: Probate Estate Case PR- 2024-000892**Affidavit of Exception****Mark the appropriate situation upon which an exception is based.**

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ 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-recording 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, 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.

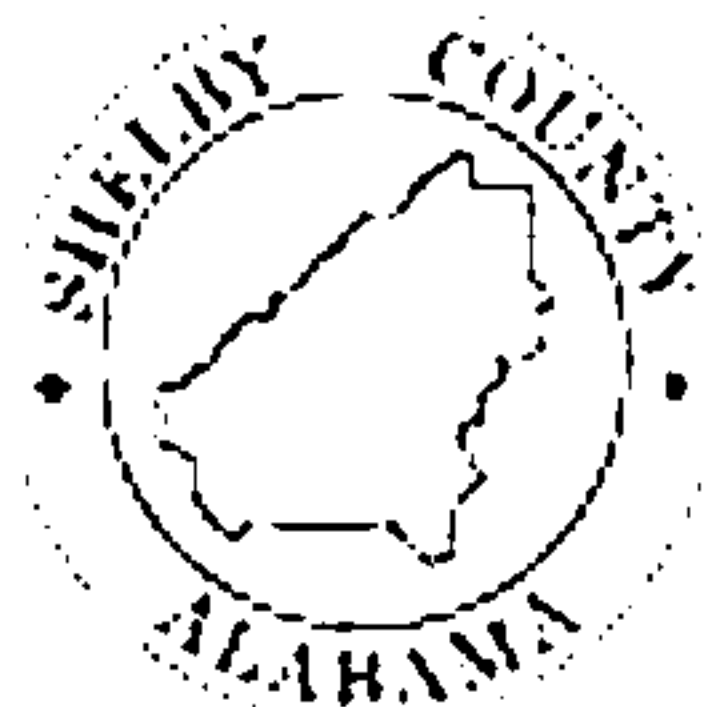
I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 3/13/2025

Print

Sign:

Gail Lynn Wittenstein

GAIL LYNN WITTENSTEIN
(Owner) Agent) circle oneEXECUTOR
Estate

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2025 11:23:18 AM
\$33.00 JOANN
20250324000086320

Alli S. Bayl