

Instrument Prepared By:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Rd.
Birmingham, AL 35243

Send Tax Notice To:
John Chastain & Samuel Chastain
112 Collier Dr.
Albertville AL 35951

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

STATE OF ALABAMA

SHELBY COUNTY

This conveyance is made between John Chastain as Personal Representative of the Estate of Sadie B. Malone deceased, Shelby County Case No. PR-2024-000636 ("Grantor") and John Chastain, individually, and Samuel Chastain, individually (collectively "Grantees").

WITNESSETH:

WHEREAS, Judith Kaye Chastain, who is one and the same as Judith Kay Chastain ("Decedent"), who died on or about August 15 2020 was owner in fee simple of that certain real property more particularly described in Exhibit "A" attached hereto ("Property") by a deed recorded in Instrument #20060920000467630 in the Probate Office Shelby County, Alabama,

WHEREAS, John Chastain is named as Personal Representative of said Estate of Judith Kaye Chastain deceased, Shelby County Case No. PR-2024-000636 ("Estate") and granted the power to distribute the Property under Order Granting Letters of Administration,

WHEREAS, John Chastain was granted Letters of Administration as Personal Representative of the Estate on June 3, 2024,

WHEREAS, Grantees are the sole living heirs of the Decedent,

WHEREAS, Grantor desires to transfer the Property to the Grantees pursuant to his powers as Personal Representative of the Estate,

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of Decedent's interest in the Property located in Shelby County, Alabama and more particularly described in Exhibit "A" attached hereto, subject to all matters of record.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, forever.

[Signature and acknowledgement page to follow]

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this 16th day of April, 2025.

Estate of Judith Kaye Chastain, deceased,
Shelby County Case No. PR-2024-000636

John Chastain
John Chastain, Personal Representative

STATE OF Alabama,
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that John Chastain, whose name as Personal Representative of the Estate of Judith Kaye Chastain, 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, in his capacity as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2025.

John Ellison
Notary Public

My Commission Expires:

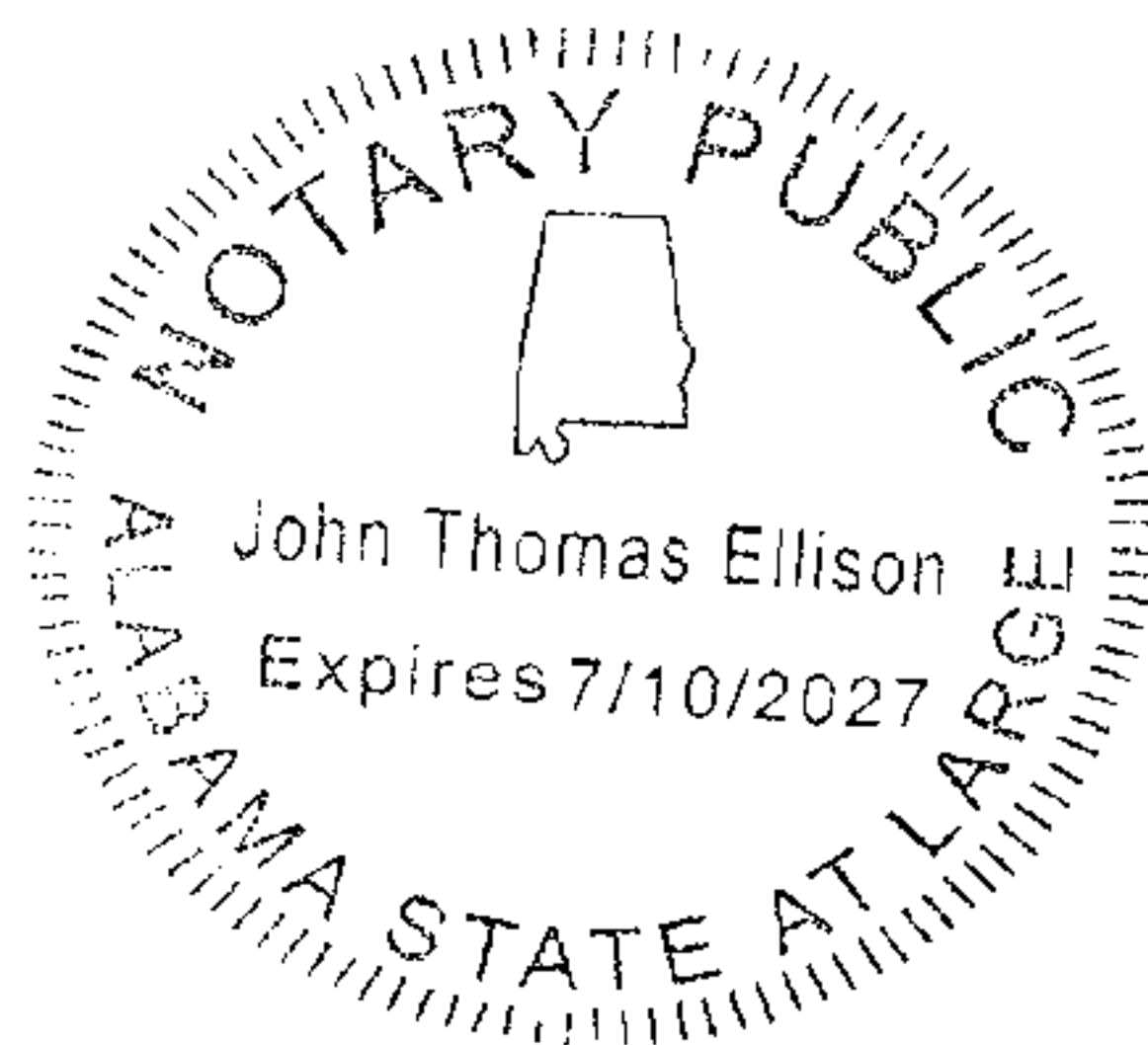


EXHIBIT "A"

Lot 2, according to the Survey of Beaver Creek Preserve First Sector, as recorded in Map Book 24, Page 63, Shelby County, Alabama Records.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name John Chastain PR Estate Grantee's Name John Chastain & Samuel Chastain
 Mailing Address OF Judith Kaye Chastain Mailing Address 112 Collier Dr
PR-2024-000636 Albertville AL 35951
112 Collier Dr
 Property Address 203 Beecher Creek Pkwy Date of Sale April 16, 2025
Prinham AL 35124 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$261,200.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 April 16, 2025

Print Adrienne Foster

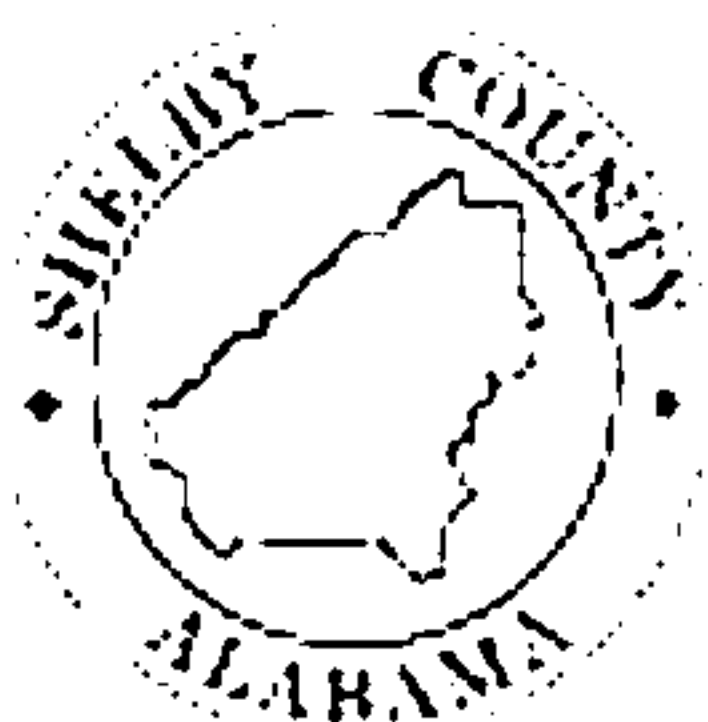
☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2025 02:13:45 PM
\$292.50 JOANN
20250416000114230

Allen S. Bayl