

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Acton Family Trust
c/o William D. Acton, Trustee
3005 River Brook Lane
Birmingham, Alabama 35242

GRANTOR:
Name: **Estate of William J. Acton**
Address: c/o William D. Acton,
Personal Representative
3005 River Brook Lane
Birmingham, Alabama 35242

GRANTEE:
Name: **Acton Family Trust**
Address: c/o William D. Acton,
Trustee
3005 River Brook Lane
Birmingham, Alabama 35242

Tax Assessor's Property Value:	\$ 1,192,420	TITLE NOT EXAMINED
Address of Property:	5521 Hwy 280 South Birmingham, Alabama 35242	
Parcel I.D.:	09 3 05 0 001 038.000	
Source of Title:	Book 311 Page 32	

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into by William D. Acton, as Personal Representative of the **Estate of William J. Acton**, deceased (the "Grantor"), to William D. Acton, in his capacity as Trustee of the **Acton Family Trust** created under the Last Will and Testament of William J. Acton, (the "Grantee").

RECITALS:

1. William J. Acton, also known as William Jennings Acton and Bill Acton (the "Decedent") died testate on or about the 25th day of October, 2022. The Decedent's Last Will and Testament (the "Decedent's Will") was admitted to record in the Probate Court of Shelby County, Alabama, on November 02, 2022 . The administration of the Decedent's Estate was assigned Case Number PR-2022-001027 by said Court. Said Court issued Letters Testamentary to the Grantor on November 4, 2022, authorizing him to act on behalf of the Estate of the Decedent.

2. William J. Acton was preceded in death by his wife, Jeannie M. Acton, also known as Martha E. Acton, who died on or about the 17th day of July, 2021.

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 it under Item IV of the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto Grantee, all of the Decedent's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 5, Township 19, South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of said 1/4-1/4 section and run in a Southerly direction along the East line a distance of 198.14 ft.; thence an angle right of 89 degrees, 21 minutes 15 seconds and run in a westerly direction a distance of 620.55 ft. to a point on the New Easterly right of way line of U. S. Highway 280; thence an angle right of 83 degrees, 40 minutes, and run in a Northwesterly direction a distance of 199.49 feet to a point on the North line of said SW 1/4 of SE 1/4 thence an angle right of 96 degrees, 20 minutes and run in an easterly direction along said north line a distance of 644.79 feet to the point of beginning.
Subject to:

1. Ad valorem taxes due October 2023, a lien, but not yet payable.
2. Right of way Ala. Power Co. recorded in Vol. 184, page 423, Vol. 129, page 67, and Vol. 111, page 408, Shelby County, Alabama
3. Less and except' the right of way for U. S. #280.
4. All easements, encumbrances, restrictions rights of way and mortgages of record. Mineral and mining rights not owned by Grantor are excluded.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

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

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IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto effective this the 22 day of Aug, 2023.

Estate of William J. Acton

By:

William D. Acton

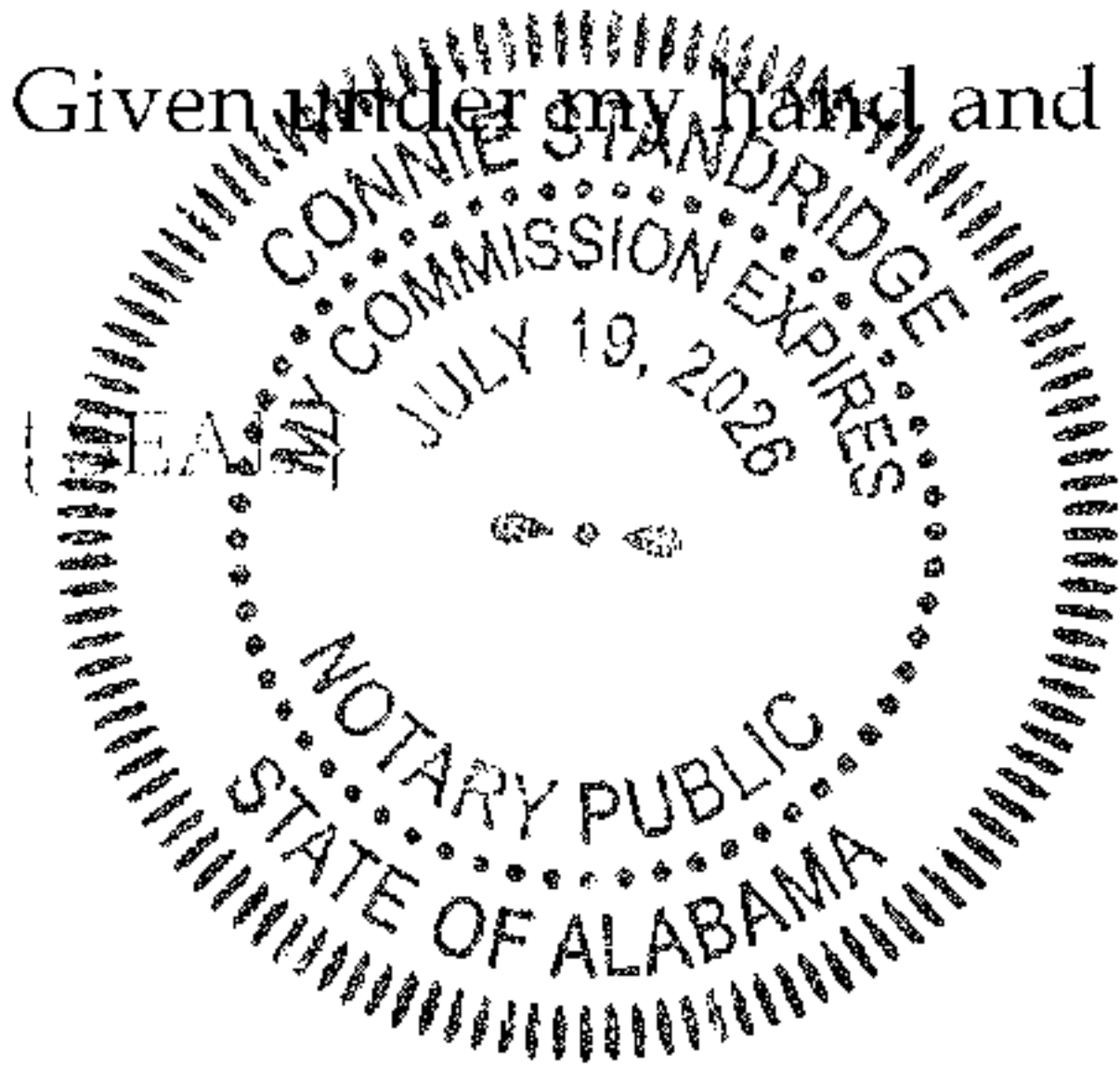
It's: Personal Representative

VERIFICATION

STATE OF ALABAMA - Jefferson COUNTY

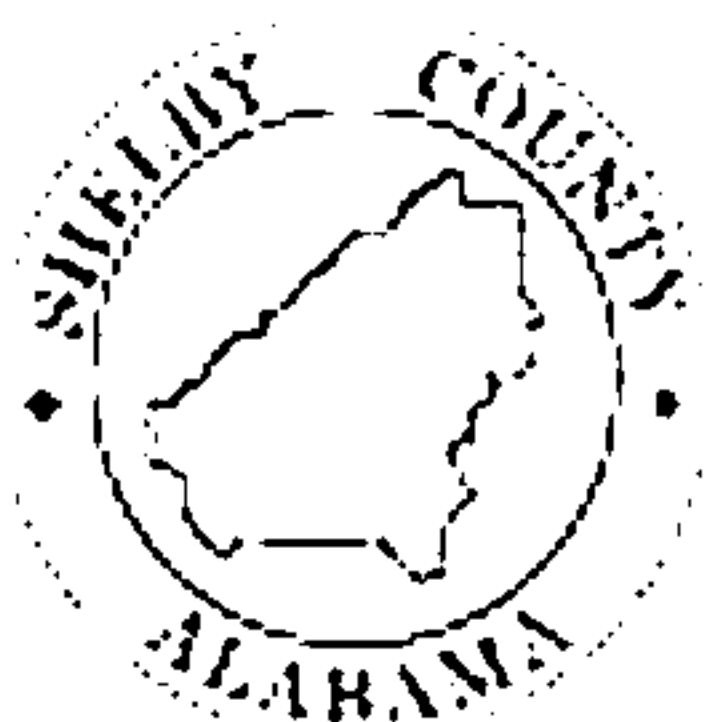
I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that William D. Acton, whose name, as Personal Representative of the Estate of **William J. Acton**, is signed to the foregoing conveyance, and who is known to me, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in his official capacity as such Personal Representative on the day the same bears date

Given under my hand and official seal this the 22 day of Aug, 2023



Connie Standridge
NOTARY PUBLIC

My Commission Expires: 7-19-26



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AB

12/16/2025 12:37:48 PM

\$29.00 KELSEY

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Allie S. Bayl