

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF, AND
MAKE A DISTRIBUTION UNDER, ITEM IV OF THE LAST WILL AND TESTAMENT OF
AUBREY NELSON FRANKLIN, DECEASED, ADMITTED TO PROBATE IN THE PROBATE
COURT OF SHELBY COUNTY, ALABAMA, AS CASE NO. PR-2011-000543.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
COUNTY OF SHELBY)
Send Tax Notice to:
Susan Chaffin and Synovus Trust Company, N.A., Trustees
Ann's Special Needs Trust u/w/o Aubrey Nelson Franklin
c/o Synovus Trust Company, N.A.
800 Shades Creek Parkway, Suite 225
Birmingham, Alabama 35209

PERSONAL REPRESENTATIVES' DEED

THIS DEED is made and entered into effective as of the 27th day of June, 2013, by

**SUSAN CHAFFIN AND SYNOVUS TRUST COMPANY, N.A.,
AS PERSONAL REPRESENTATIVES OF THE ESTATE OF
AUBREY NELSON FRANKLIN, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2011-000543,
whose mailing address is c/o Synovus Trust Company, N.A.,
800 Shades Creek Parkway, Suite 225, Birmingham, Alabama 35209,**

(hereinafter referred to as the "Grantor"), to

**SUSAN CHAFFIN AND SYNOVUS TRUST COMPANY, N.A.,
AS TRUSTEES OF ANN'S SPECIAL NEEDS TRUST U/W/O AUBREY NELSON FRANKLIN,
DECEASED, DATED MAY 23, 2011,
whose mailing address is c/o Synovus Trust Company, N.A.,
800 Shades Creek Parkway, Suite 225, Birmingham, Alabama 35209,**

(hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Aubrey Nelson Franklin, who is one and the same person as Aubrey N. Franklin (the "Decedent") died, unmarried, on or about August 25, 2011, and, at the time of his death, was the sole owner of the Property hereinafter described, said Property having been conveyed to the Decedent and his wife, Elizabeth L. Franklin, jointly for life with remainder to survivor, by (a) with respect to Parcel 1 of the Property, deed from Ferman Foster and wife, Jewel Foster, dated October 27, 1972, and filed for record on October 27, 1972, in Deed Book 277, Page 8, in the Probate Office of Shelby County, Alabama, and (b) with respect to Parcel 2 of the Property, deed from Leonard K. Peeler, Jr. and wife, Melaine (signed "Melanie") R. Peeler, dated December 4, 1972, and filed for record on December 11, 1972, in Deed Book 277, Page 563, in the Probate Office of Shelby County, Alabama (collectively, the "1972 Deeds"), and the Decedent having acquired all of the ownership interest in the Property by virtue of having been the surviving grantee under each of the 1972 Deeds, his wife, Elizabeth L. Franklin,

having died on or about May 11, 2011, and their joint tenancy in the Property not having theretofore been severed; and

WHEREAS, the Decedent's Last Will and Testament dated May 23, 2011 (the "Decedent's Will") was duly admitted to probate in the Probate Court of Shelby County, Alabama, under Case No. PR-2011-000543, and pursuant to Letters Testamentary issued in said case on December 8, 2011, Susan Chaffin and Synovus Trust Company, N.A., were appointed as Personal Representatives of the Decedent's estate (the "Decedent's Estate") and continue to serve in said capacity at the time of execution of this Deed; and

WHEREAS, pursuant to Paragraph (b) of ITEM IV of the Decedent's Will, the residue of the Decedent's Estate, of which the Property being hereby conveyed forms a part, was devised unto the trustee named in the Decedent's Will, namely Susan Chaffin and Synovus Trust Company, N.A. (the "Trustees"), to be held in trust ("Ann's Special Needs Trust") and administered pursuant to the terms of ITEM V of the Decedent's Will; and

WHEREAS, this Deed is being executed to evidence the conveyance of the Property to the Trustees of Ann's Special Needs Trust in compliance with the terms of the Decedent's Will.


NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all of the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"; **the Property having no property address, but being located off of Lakewood Lane, Columbiana, Alabama 35051, and having an Assessor's Market Value of \$74,930.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 15 8 34 0 000 005.000**), to-wit:

**See Exhibit A attached hereto and made a part hereof
for Legal Description of Property**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current year and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; all recorded or unrecorded leases affecting said Property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: This instrument is being executed by each of the undersigned solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of either of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder solely to the property now or hereafter held by them as the Personal Representatives of the Decedent's Estate.

NOTE: The Property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Decedent's Will relating to the Ann's Special Needs Trust created thereunder for the benefit of the beneficiary(ies) as provided therein.

**- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SEPARATE SIGNATURE PAGES OF GRANTOR FOLLOW -**


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Shelby Cnty Judge of Probate, AL
07/09/2013 02:21:50 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand(s) and seal(s) effective as of the date first above written.

GRANTOR:

Susan Chaffin

Susan Chaffin, as Personal Representative of the Estate of Aubrey Nelson Franklin, Deceased

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan Chaffin, whose name as Personal Representative of the Estate of Aubrey Nelson Franklin, Deceased, 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 conveyance, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 27th day of June, 2013.

{ SEAL }

Shelley M. Buckingham

Notary Public

My Commission Expires: 6/21/15

- GRANTOR SIGNATURE CONTINUED ON NEXT PAGE -

GRANTOR:

SYNOVUS TRUST COMPANY, N.A.,
as Personal Representative of the Estate of Aubrey
Nelson Franklin, Deceased

By: Rhonda Hitchcock
Name: Rhonda Hitchcock
Title: Relationship Manager

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Rhonda Hitchcock, whose name as Relationship Manager of Synovus Trust Company, N.A., a national banking association, acting in its capacity as Personal Representative of the Estate of Aubrey Nelson Franklin, Deceased, 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 conveyance, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said national banking association, acting in its capacity as Personal Representative of said Estate as aforesaid.

Given under my hand and official seal this 20th day of June, 2013.

{ SEAL }

Shelley M. Buckner
Notary Public
My Commission Expires: 6/24/15

This instrument prepared by:
Melinda M. Mathews, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

The following described property situated in Shelby County, Alabama:

Parcel 1:

12 acres located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West and run north along the west $\frac{1}{4}$ $\frac{1}{4}$ line 511.50 feet to the centerline of the County Road which runs from Shelby County Road #47 past a small cemetery known as the Foster Cemetery and/or the Mose Davis Cemetery and which joins Shelby County Road #34 near the Railroad Depot in Columbiana for the point of beginning; thence run back south along said $\frac{1}{4}$ $\frac{1}{4}$ line to said SW corner the said 511.50 feet; thence East along the south section line of Section 34 for a distance of 630.56 feet; thence 90 deg. left and north for a distance of 238.0 feet; thence 56.45 feet left in a northwesterly direction for a distance of 115.6 feet; thence 41 deg. 15' right in a northwesterly direction for a distance of 36.4 feet; thence 68 deg. 34' right in a northeasterly direction for a distance of 184.4 feet; thence 53 deg. 13' left and north for a distance of 580.0 feet to the centerline of the county road mentioned above; thence left in a southwesterly direction along the centerline of said county road to the point of beginning, being 12 acres, more or less.

Parcel 2:

All that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West, which lies South and East of the County road running from Shelby County Road #47 past a small cemetery known as the Foster Cemetery and/or the Mose Davis Cemetery and joins Shelby County Road #34 at the Railroad Depot in Columbiana, being 3 $\frac{1}{2}$ acres, more or less.

