

Send tax notice to:
Susan G. Tucker, Trustee
412 Golf Drive
Birmingham, AL 35226

This Instrument Prepared By:
J. Lance Webster, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, on or about March 21, 1975, the hereinafter described real property (the "Property") was acquired by Tucker Utility Contractors, Inc. ("Tucker Utility");

WHEREAS, Donnie F. Tucker ("Donnie"), sole shareholder of Tucker Utility, died on or about November 23, 2010 and his Last Will and Testament was admitted to probate in the Probate Court of Jefferson County Alabama, Case No. 210443,

WHEREAS, on or about September 15, 2015, Tucker Utility filed a Certificate of Termination with the Jefferson County Probate Court, terminating its existence;

WHEREAS, upon termination of Tucker Utility and pursuant to ITEM VI of Donnie's Will, the Property is to be distributed to the Marital Trust created under Donnie's Will.

NOW THEREFORE, in consideration of the above recitals and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Susan G. Tucker, as Director of Tucker Utility Contractors, Inc., an Alabama corporation (hereinafter referred to as "Grantor"), whose mailing address is 412 Golf Drive, Birmingham, AL 35226, do grant, bargain, sell and convey unto Susan G. Tucker, and any successors, as Trustee of the Marital Trust created under the Will of Donnie F. Tucker, deceased (hereinafter referred to as "Grantee"), whose mailing address is 412 Golf Drive, Birmingham, AL 35226, all of the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SOURCE OF TITLE: Book 291, Page 321 and Book 291, Page 322

Property Address is unknown; Parcel ID is 11-7-25-4-001-018.000

Appraised Value is \$290,000

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The Grantor attests, to the best of the Grantor's knowledge and belief that the information contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on

August 3, 2016.

Susan G. Tucker
Susan G. Tucker, Director

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify Susan G. Tucker, as Director of Tucker Utility Contractors, Inc., an Alabama corporation, whose name 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, and with authority, she executed the same voluntarily on the day the same bears date.

Given under my hand on August 3, 2016.

Rebekah T. Mize
Notary Public

Rebekah T. Mize
Printed Name

(NOTARY SEAL)

My Commission Expires: 9-30-18

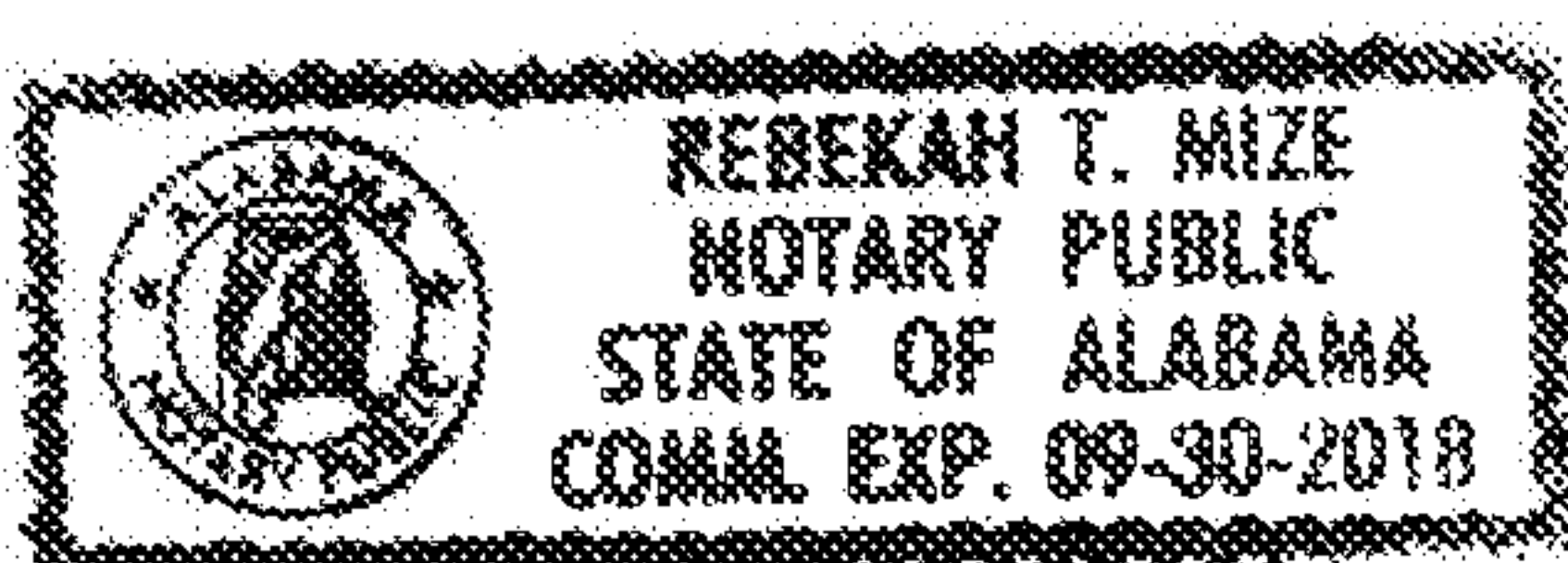
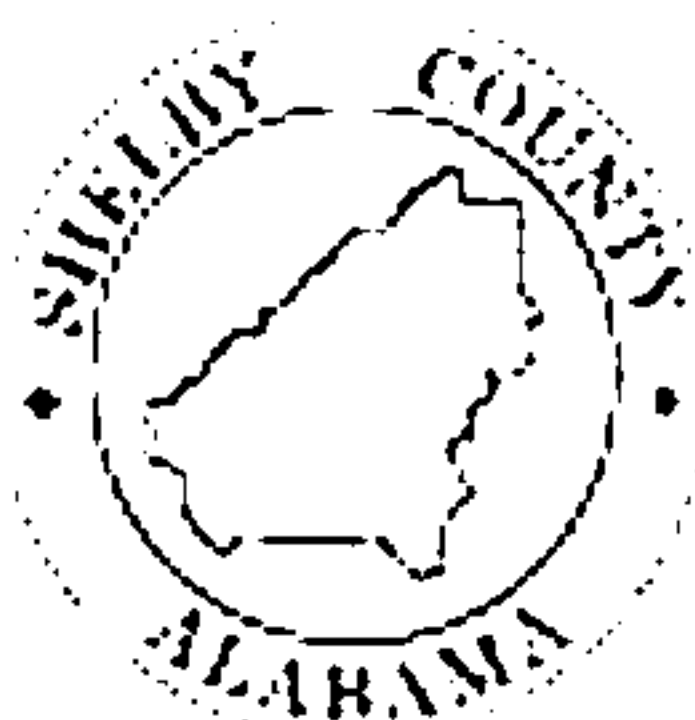


Exhibit "A"

A parcel of land located in the SE¼ of the SE¼ of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said SE¼ of SE¼ of Section 25; thence in a westerly direction along the southerly line of said SE¼ Section a distance of 362.50 feet thence 31 deg. 07' 40" left in a southwesterly direction a distance of 210.33 feet; thence 79 deg. 30' right in a northwesterly direction a distance of 157.50 feet; thence 35 deg. 38' right in a northeasterly direction a distance of 90.0 feet thence 34 deg. 40' 20" right in a northeasterly direction a distance of 49.32 feet to the point of beginning; thence continue along last described course a distance of 111.72 feet to a point on a curve having a radius of 444.64 feet; thence 69 deg. 49' left to a line tangent to said curve and in a northwesterly direction along said curve to the right a distance of 16.30 feet to end of said curve; thence in a northwesterly direction along a line tangent to said curve, a distance of 160.26 feet; thence 102 deg. 44' left in a southwesterly direction a distance of 101.37 feet; thence 75 deg. 49' left in a southeasterly direction a distance of 194.61 feet to the point of beginning.

AND

Begin at the SE corner of Section 25, Township 19 South, Range 3 West; thence run West along the South line of said Section 25 a distance of 639.70 feet for a point of beginning; thence continue said course along said South line a distance of 225.40 feet; turn right an angle of 121 deg 45' a distance of 164.0 feet; turn right an angle of 05 deg 28' 10" a distance of 206.60 feet; turn right an angle of 121 deg 45' 40" a distance of 196.5 feet; turn right an angle of 67 deg 41' 30" a distance of 49.32 feet; turn left an angle of 34 deg 40' 20" a distance of 90.0 feet to point of beginning; being in the SE¼ of SE¼, Section 25 Township 19 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/04/2016 03:07:13 PM
 \$22.00 CHERRY
 20160804000277900