


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
LESLIE R. BARINEAU, ESQUIRE  
BARINEAU & BARINEAU  
300 RICHARD ARRINGTON BLVD. NORTH  
SUITE 502, TITLE BUILDING  
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:  
MS. KELLY A. CONNELLY  
1555 WINGFIELD COURT  
BIRMINGHAM, AL 35242

**QUITCLAIM DEED**

  
20161108000412690 1/10 \$263.50  
Shelby Cnty Judge of Probate, AL  
11/08/2016 11:38:59 AM FILED/CERT

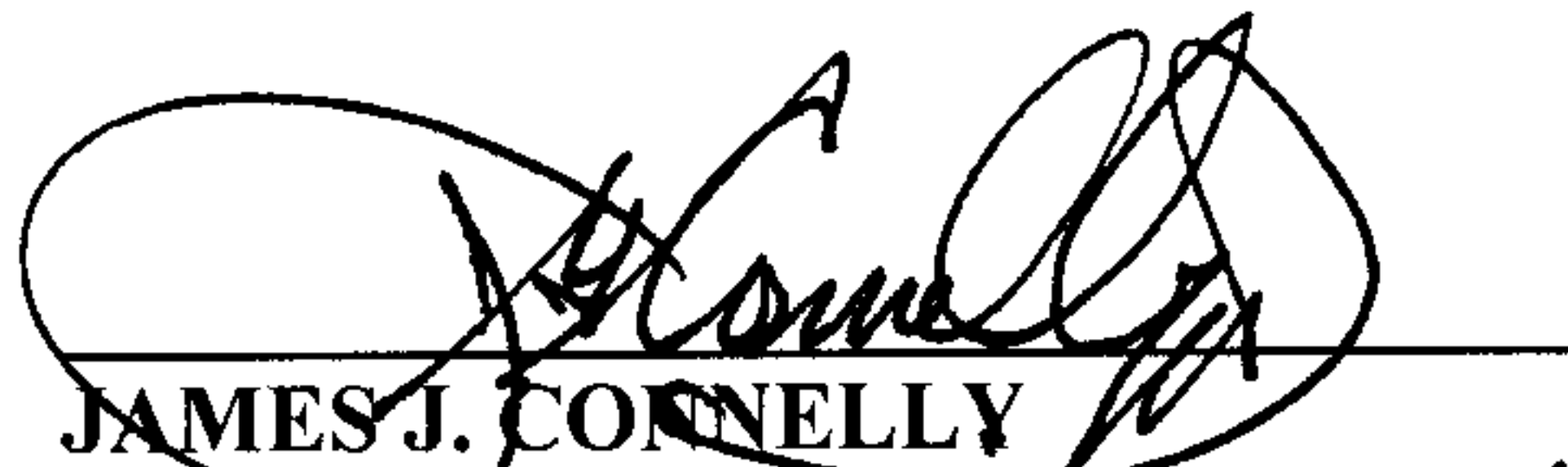
STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten (\$10.00) Dollars, and pursuant to the terms and conditions of the Final Judgment of Divorce and incorporated Agreement of the Parties in the case styled *Kelly A. Connelly v. James J. Connelly*, Civil Action Number: DR2015-900415 that was entered in the Shelby County Circuit Court, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, James J. Connelly, an unmarried man, (hereinafter called Grantor), hereby remises, releases, quitclaims, grants, sells and conveys to Kelly A. Connelly, an unmarried woman, (hereinafter called Grantee) all his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

**LOT 1626, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 16<sup>TH</sup> SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 28, PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD unto the Grantee forever.

IN WITNESS WHEREOF, the undersigned hereto sets his hand and seal the 31 day of OCTOBER, 2016.




FOR JAMES J. CONNELLY  
By JAMES G. CONNELLY III ACTING ON THE AUTHORITY  
VESTED IN ME BY THE DURABLE POWER OF ATTORNEY  
EXECUTED BY JAMES J. CONNELLY ON JUNE 3, 2016  
COPY ATTACHED See Attached Exhibit A


STATE OF ILLINOIS       )  
COUNTY OF COOK        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that James J. Connelly, 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, he executed the same voluntarily on the day the same bears date. *The signature witnessed is of James G. Connelly - durable Power of Attorney. HRM*

Given under my hand and official seal this 31<sup>st</sup> day of October, 2016.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/05/2016

  
20161108000412690 2/10 \$263.50  
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OFFICIAL SEAL  
HOLLY R MCDANIEL  
Notary Public - State of Illinois  
My Commission Expires 12/05/2016

**EXHIBIT A**

**JAMES J. CONNELLY**

**NOTICE TO THE INDIVIDUAL SIGNING THE  
ILLINOIS SHORT FORM POWER OF ATTORNEY FOR PROPERTY**

PLEASE READ THIS NOTICE CAREFULLY. THE FORM THAT YOU WILL BE SIGNING IS A LEGAL DOCUMENT. IT IS GOVERNED BY THE ILLINOIS POWER OF ATTORNEY ACT. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE YOUR DESIGNATED "AGENT" BROAD POWERS TO HANDLE YOUR FINANCIAL AFFAIRS, WHICH MAY INCLUDE THE POWER TO PLEDGE, SELL, OR DISPOSE OF ANY OF YOUR REAL OR PERSONAL PROPERTY, EVEN WITHOUT YOUR CONSENT OR ANY ADVANCE NOTICE TO YOU. WHEN USING THE STATUTORY SHORT FORM, YOU MAY NAME SUCCESSOR AGENTS, BUT YOU MAY NOT NAME CO-AGENTS.

THIS FORM DOES NOT IMPOSE A DUTY UPON YOUR AGENT TO HANDLE YOUR FINANCIAL AFFAIRS, SO IT IS IMPORTANT THAT YOU SELECT AN AGENT WHO WILL AGREE TO DO THIS FOR YOU. IT IS ALSO IMPORTANT TO SELECT AN AGENT WHOM YOU TRUST, SINCE YOU ARE GIVING THAT AGENT CONTROL OVER YOUR FINANCIAL ASSETS AND PROPERTY. ANY AGENT WHO DOES ACT FOR YOU HAS A DUTY TO ACT IN GOOD FAITH FOR YOUR BENEFIT AND TO USE DUE CARE, COMPETENCE, AND DILIGENCE. HE OR SHE MUST ALSO ACT IN ACCORDANCE WITH THE LAW AND WITH THE DIRECTIONS IN THIS FORM. YOUR AGENT MUST KEEP A RECORD OF ALL RECEIPTS, DISBURSEMENTS, AND SIGNIFICANT ACTIONS TAKEN AS YOUR AGENT.

UNLESS YOU SPECIFICALLY LIMIT THE PERIOD OF TIME THAT THIS POWER OF ATTORNEY WILL BE IN EFFECT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN TO HIM OR HER THROUGHOUT YOUR LIFETIME, BOTH BEFORE AND AFTER YOU BECOME INCAPACITATED. A COURT, HOWEVER, CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THAT THE AGENT IS NOT ACTING PROPERLY. YOU MAY ALSO REVOKE THIS POWER OF ATTORNEY IF YOU WISH.

THIS POWER OF ATTORNEY DOES NOT AUTHORIZE YOUR AGENT TO APPEAR IN COURT FOR YOU AS AN ATTORNEY-AT-LAW OR OTHERWISE TO ENGAGE IN THE PRACTICE OF LAW UNLESS HE OR SHE IS A LICENSED ATTORNEY WHO IS AUTHORIZED TO PRACTICE LAW IN ILLINOIS.

THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS POWER OF ATTORNEY ACT. THIS FORM IS A PART OF THAT LAW. THE "NOTE" PARAGRAPHS THROUGHOUT THIS FORM ARE INSTRUCTIONS.

YOU ARE NOT REQUIRED TO SIGN THIS POWER OF ATTORNEY, BUT IT WILL NOT TAKE EFFECT WITHOUT YOUR SIGNATURE. YOU SHOULD NOT SIGN THIS POWER OF ATTORNEY IF YOU DO NOT UNDERSTAND EVERYTHING IN IT, AND WHAT YOUR AGENT WILL BE ABLE TO DO IF YOU DO SIGN IT.

PLEASE PLACE YOUR INITIALS ON THE FOLLOWING LINE INDICATING THAT YOU HAVE READ THIS NOTICE:

J)C

PRINCIPAL'S INITIALS



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**Real Estate Sales Validation Form**

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

Grantor's Name James J. Connelly  
Mailing Address 1555 Wingfield Court  
Birmingham, AL 35242

Grantee's Name Kelly A. Connelly  
Mailing Address 1555 Wingfield Court  
Birmingham, AL 35242

Property Address 1555 Wingfield Court  
Birmingham, AL 35242

Date of Sale 10/11/16  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$442,300.00

One-half (1/2) Value 221,150.00 (divorce)

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Assessor's Market Value

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 11/3/16

Print Leslie R. Barineau  
Attorney for Grantee, Kelly A. Connelly

Sign Leslie R. Barineau  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20161108000412690 4/10 \$263.50  
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**Form RT-1**

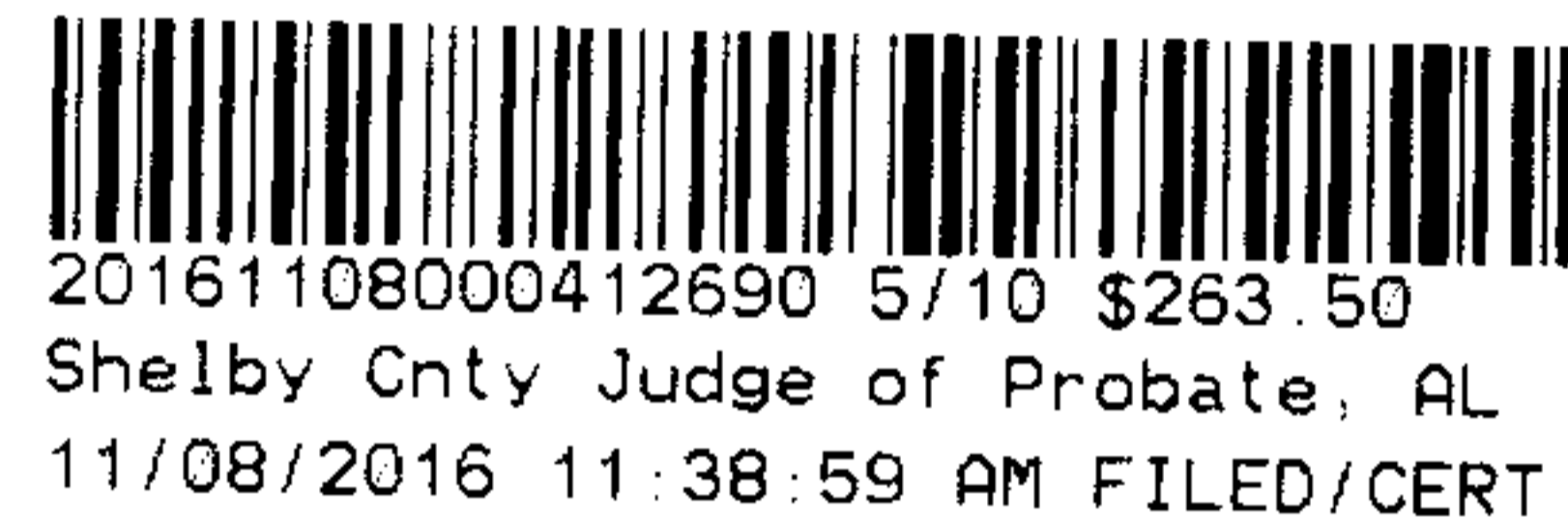
**ILLINOIS SHORT FORM  
POWER OF ATTORNEY FOR PROPERTY**

POWER OF ATTORNEY made this 3 day of June, 2016.

1. I, JAMES J. CONNELLY, of Birmingham, Alabama and Lake Forest, Illinois, hereby revoke all prior powers of attorney for property executed by me and appoint: my father, JAMES G. CONNELLY, III, of Lake Forest, Illinois, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(NOTE: YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Stock and bond transactions.
- (d) Tangible personal property transactions.
- ~~(e) Safe deposit box transactions.~~
- (f) Insurance and annuity transactions.
- ~~(g) Retirement plan transactions.~~
- ~~(h) Social Security, employment and military service benefits.~~
- (i) Tax matters.
- (j) Claims and litigation.
- ~~(k) Commodity and option transactions.~~
- ~~(l) Business operations.~~
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property transactions.



(NOTE: LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (note: here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

NONE

3. In addition to the powers granted above, I grant my agent the following powers (note: here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any other trust established by you of which you have a retained right to revoke):

#### **Power to Make Gifts**

My agent is authorized to make gifts, grants or other transfers without consideration, either outright or in trust, including the forgiveness of indebtedness, to my descendants as hereinafter described:

- (a) Gifts made by my agent may be made that qualify for treatment under IRC 2503(b), with or without spousal gift splitting.
- (b) Gifts made by my agent may be made for educational purposes as described in IRC 2503(e)(2)(A) and in such a way as to not be subject to the federal gift tax.
- (c) Gifts made by my agent may be made for medical expenses as described in IRC 2503(e)(2)(B) and in such a way as to not be subject to the federal gift tax.

#### ~~Power to Make Gifts From a Revocable Trust~~

(NOTE: IN ILLINOIS THE AGENT IS EXPRESSLY PROHIBITED FROM REVOKING A REVOCABLE TRUST AND MAKING GIFTS, SO YOU WILL HAVE TO SPECIFICALLY PROVIDE FOR THESE POWERS. YOU MAY WANT TO LIMIT THE AGENT'S POWER BY AUTHORIZING HIM TO REVOKE THE TRUST ONLY FOR PURPOSES OF MAKING GIFTS.)

I hereby authorize my agent to make gifts of trust assets of the James J. Connelly Revocable Trust dated 2013, as said trust may be amended and restated (the "Revocable Trust"). In making gifts, the agent may follow the following procedure: first, withdraw assets from the Revocable Trust; second, place the assets in my name in an account established outside of the Revocable Trust; and, finally, make the gifts out of that account, subject to the foregoing section of this paragraph.



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### **Power to Make Transfers to Revocable Trust**


I hereby authorize my agent to transfer the assets in my name to the Revocable Trust and to direct the Trustees of the Revocable Trust to make distributions of principal and/or income for my benefit.

### **Power to Support the Principal's Dependents**

My agent is authorized to support and/or continue to support any person whom I have undertaken to support or to whom I may owe an obligation of support, in the same manner and in accordance with the same standard of living as I may have provided in the past, adjusted if necessary by circumstances and inflation, including but not limited to the payment of real property taxes, payments on loans secured by my residence, maintenance of my residence, food, clothing and shelter, health care, dental and psychiatric care, normal vacations and travel expenses, education (including but not limited to public or private elementary, secondary, college, post-graduate, professional, vocational, language and artistic studies) and in providing for such education to pay for tuition, books and incidental charges made by the educational institutions, travel costs to and from such institutions, room and board, and a reasonable amount of spending money. If at any time that my agent shall act under this clause I am legally separated or divorced from my spouse, any support provided to such spouse by my agent shall be limited to such support as may be required by law.

### **Power With Respect to Tax Returns**

The powers stated in this Section are included among the powers granted by paragraph 1. However, I have listed them separately to comply with any special requirements of federal law. Nothing in this Section shall limit the generality of preceding paragraph 1. My agent shall be authorized to handle federal, state and local tax matters; to prepare, sign, and file federal, state, and local income, gift and other tax returns of all kinds, including without limitation joint returns, FICA returns, payroll tax returns, claims for refunds, requests for extensions of time, petitions to the tax court or other courts regarding tax matters, receipts, offers, waivers, closing agreements, consents (including without limitation consents to split gifts and consents and agreements under section 2032A or 2057 of the Internal Revenue Code of 1986, as amended (the "Code"), or any successor section thereto), and any and all other tax related documents; to execute Internal Revenue Service Form 2848 and any other power of attorney under federal, state or local law, naming my agent or any other person my agent shall deem qualified to act on my behalf with respect to any and all tax matters; to pay taxes due, collect and make such disposition of refunds as my agent shall deem appropriate, post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service or any state or local taxing authority; to exercise any elections I may have under federal, state or local tax law; generally to represent me or obtain professional representation for me in all tax matters and proceedings of all kinds and for all periods before all officers of the Internal Revenue Service and state and local authorities; and to engage, compensate and discharge attorneys, accountants and other tax and financial advisers to assist in connection with any and all tax matters.

  
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### **Power Regarding Frequent Flyer Miles and Digital Assets**

I hereby authorize my agent to act for me and in my name (in any way I could act in person) with respect to (a) my frequent flyer miles and (b) any and all digital assets, including but not limited to, e-mails, documents, images, audio, video and similar digital files (collectively, "Digital Assets"). I hereby direct Internet Service Providers, digital storage facilities, and others with control over my digital assets to cooperate with my agent with respect to any action my agent wishes to take regarding my Digital Assets.

### **Power Regarding Divorce Proceedings**

I hereby authorize my agent to act for me and in my name (in any way I could act in person) with respect to the dissolution of marriage proceedings currently pending in the Shelby County Circuit Court, case number DE 2015-900415. Such authority shall include, but not be limited to, the negotiation of a marital settlement agreement and/or parenting agreement, the signing of any petition or motion on my behalf, and participation in any and all court proceedings related to the dissolution of marriage to the extent permitted by law.

### **Inconsistent Provisions**

To the extent that the provisions of this paragraph 3 are inconsistent or conflict with any other provision of this Power of Attorney, the provisions of this paragraph 3 shall control.

(NOTE: YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP PARAGRAPH 4, OTHERWISE IT SHOULD BE STRUCK OUT.)

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

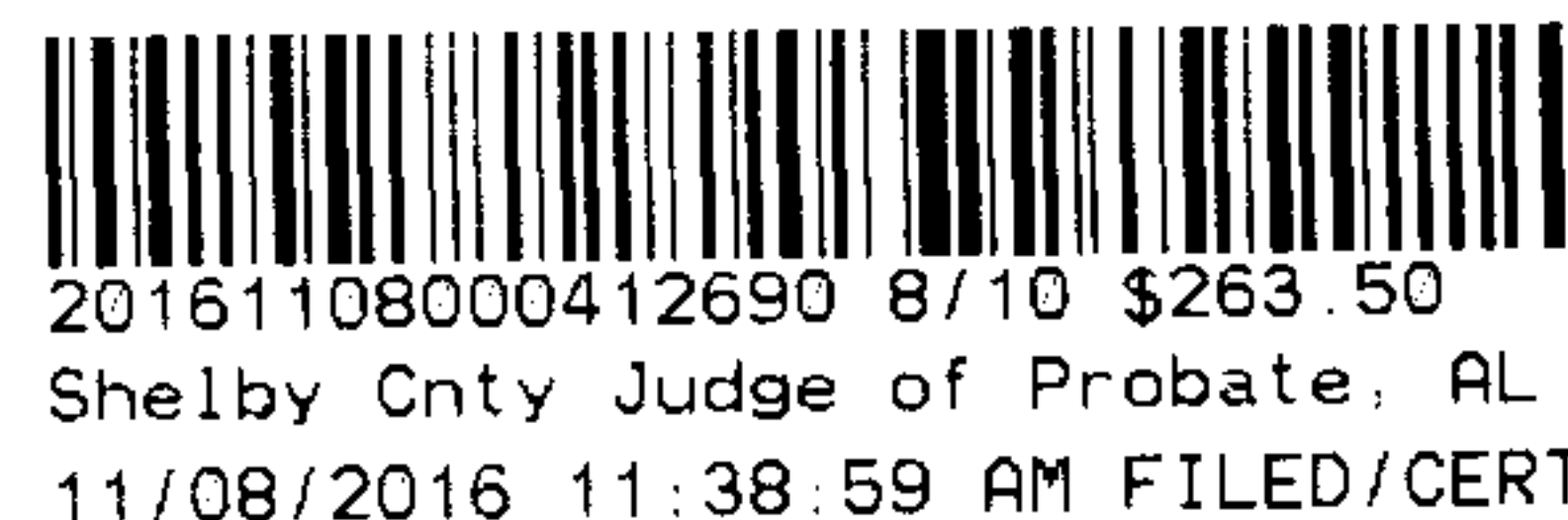
(NOTE: YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT PARAGRAPH 5 IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(NOTE: THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH, UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING ONE OR BOTH OF PARAGRAPHS 6 AND 7.)

6. This power of attorney shall become effective upon the date hereof.

7. This power of attorney shall terminate upon my death.





(NOTE: IF YOU WISH TO NAME ONE OR MORE SUCCESSOR AGENTS, INSERT THE NAME AND ADDRESS OF EACH SUCCESSOR AGENT IN PARAGRAPH 8.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name my mother, MARY E. CONNELLY, of Lake Forest, Illinois, as successor agent.

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(NOTE: IF YOU WISH TO, YOU MAY NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE IF A COURT DECIDES THAT ONE SHOULD BE APPOINTED. TO DO THIS, RETAIN PARAGRAPH 9, AND THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT THIS APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

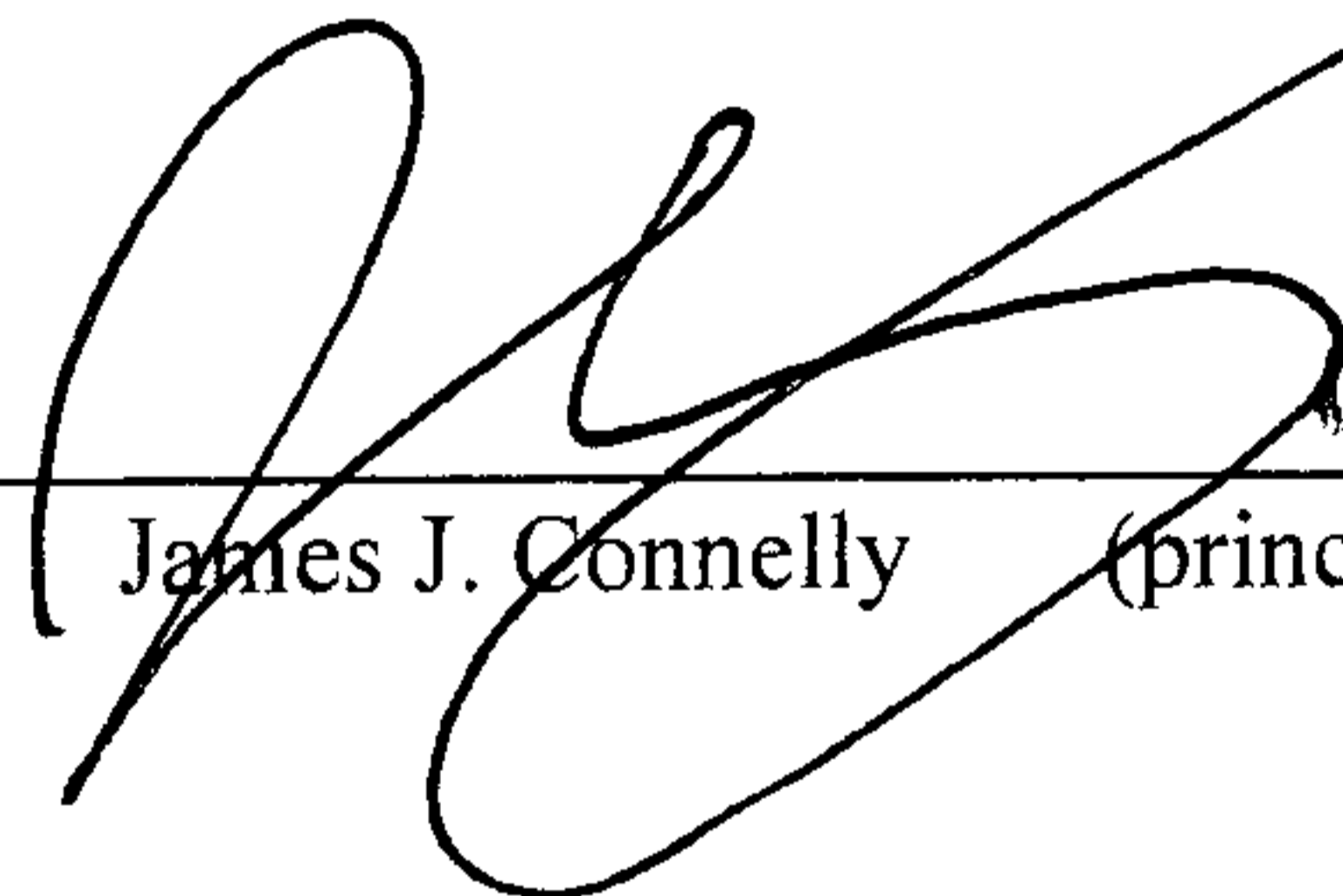
9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

(NOTE: THIS FORM DOES NOT AUTHORIZE YOUR AGENT TO APPEAR IN COURT FOR YOU AS AN ATTORNEY-AT-LAW OR OTHERWISE TO ENGAGE IN THE PRACTICE OF LAW UNLESS HE OR SHE IS A LICENSED ATTORNEY WHO IS AUTHORIZED TO PRACTICE LAW IN ILLINOIS.)

11. The Notice to Agent is incorporated by reference and included as part of this form.

Signed

  
James J. Connelly (principal)




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Shelby Cnty Judge of Probate, AL  
11/08/2016 11:38:59 AM FILED/CERT

(NOTE: THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS SIGNED BY AT LEAST ONE WITNESS AND YOUR SIGNATURE IS NOTARIZED, USING THE FORM BELOW. THE NOTARY MAY NOT ALSO SIGN AS A WITNESS.)

The undersigned witness certifies that JAMES J. CONNELLY, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

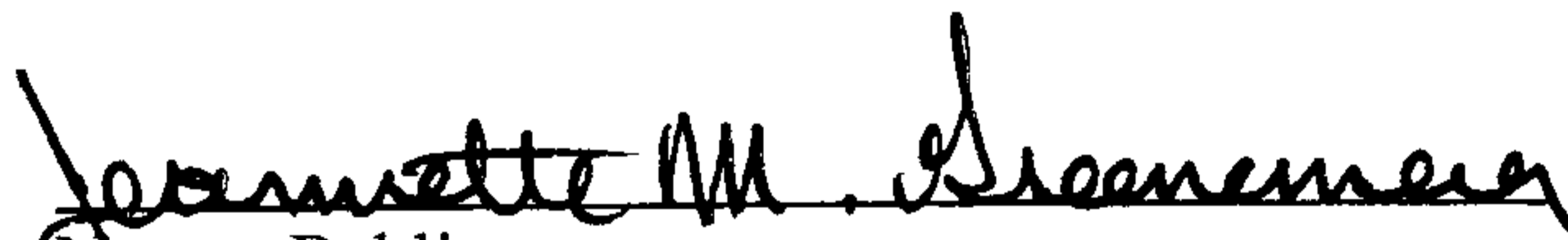
Dated: 6-3, 2016.

  
Witness

STATE OF NEW JERSEY )  
 ) SS  
COUNTY OF WARREN )


On this 3 day of June, 2016 before me personally appeared JAMES J. CONNELLY, known to me to be the person described in and who executed the foregoing instrument and he thereupon duly acknowledge to me that he executed the same before me and the witness, \_\_\_\_\_.

Dated: 6/3, 2016.

  
Notary Public

This document was prepared by:

David A. Berek, Esq.  
Horwood Marcus & Berk Chartered  
500 West Madison Street  
Suite 3700  
Chicago, Illinois 60661

  
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