

20171027000389820 1/4 \$174.50
Shelby Cnty Judge of Probate, AL
10/27/2017 10:33:11 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Ste. 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
McBride RE, LLC
c/o Corey W. Jenkins
2101 West Clinton Ave, Suite 102
Huntsville, AL 35805

QUIT CLAIM DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

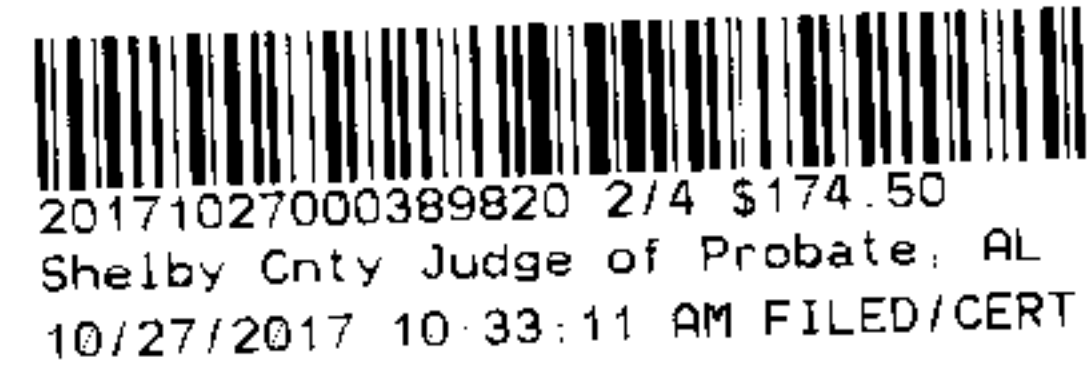
THIS DEED made and entered into by **First Partners Bank as Trustee of the Anne McBride Irrevocable Trusts fbo Beverly Anne Morton, fbo Steven T. McBride, and fbo Gregory Alan McBride** (the "Trusts") (herein collectively referred to as "Grantor"), to **McBride RE, LLC**, an Alabama limited liability company (herein referred to as "Grantee").

RECITALS:

WHEREAS, Harriette Anne McBride (the "Decedent") died on or about January 29, 2009, her Estate was administered in Jefferson County (Bessemer Division) as Case No. 43210, and Regions Bank the Personal Representative, distributed the property of the Estate to the Trusts pursuant to the terms of the Last Will and Testament of the Decedent. Thereafter Regions Bank resigned as Trustee of said trusts and First Partners Bank was appointed began serving as Successor Trustee.

WHEREAS, First Partners Bank has taken steps to resign as Trustee, and, pursuant to a Settlement Agreement of the parties, the Court has approved the termination of the Trusts, the distribution of trust assets, and following the distribution of the assets in accordance with the Settlement Agreement, the resignation of the Trustee. The case is being administered in Jefferson County (Bessemer Division) as Case No. 2016-047954, and the herein deed is being entered into pursuant to the Court's instruction.

NOW, THEREFORE, in consideration of the above, Grantor does hereby remise, release, quit claim and convey to the Grantees, as tenants in common, any and all of the Grantor's right, title, interest and claim in or to the following described property in Shelby County, Alabama:



SEE ATTACHED EXHIBIT A

Subject to ad valorem taxes due October, 2017, not yet a lien.

Subject to ad valorem taxes due October 2018, not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

The above property does not constitute any part of the homestead of the Grantor.

Source of Title: Instrument 20121004000380970

Parcel ID: 33 1 12 2 000 008.000

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

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantor validates and verifies the following:

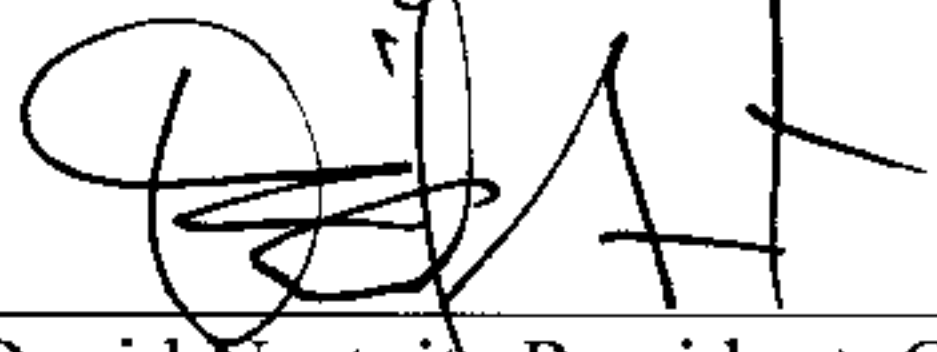
- (i) *Grantor's Name and Mailing Address is:* Anne McBride Irrevocable Trusts fbo Beverly Anne Morton, Steven T. McBride, and Gregory Alan McBride, c/o First Partners Bank, Trustee, 2121 Highland Avenue South, Birmingham, AL 35205;
- (ii) *Grantees' Name and Mailing Address is:* McBride RE, LLC, c/o Corey W. Jenkins, 2101 West Clinton Ave, Suite 102, Huntsville, AL 35805;
- (iii) *The property address of the property conveyed hereby is:* 575 Hwy 408, Shelby, AL 35143;
- (iv) *The Date of Sale is:* September 25, 2017;
- (v) *The Total Purchase Price is:* Assessor's Market Value is \$148,430;
- (vi) *The purchase price or actual value claimed on this form can be verified in the following documentary evidence:* X Other: Tax Assessor's Value

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


IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting its signature hereto this the 18th day of July, 2017.

Anne McBride Irrevocable Trust fbo Beverly Anne Morton
Anne McBride Irrevocable Trust fbo Steven T. McBride
Anne McBride Irrevocable Trust fbo Gregory Alan McBride

By: **Progress Bank and Trust,**
as successor in merger to First Partners Bank, Trustee

By: 
David Nast, its President, CEO, and Trust Officer

STATE OF ALABAMA)
Madison COUNTY)


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I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that David Nast, whose name as President, CEO, and Trust Officer of Progress Bank and Trust, successor in merger to First Partners Bank, Trustee of the Anne McBride Irrevocable Trusts fbo Beverly Anne Morton, Steven T. McBride, and Gregory Alan McBride, 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 instrument, he executed the same voluntarily in his official capacity as such fiduciary on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2017.

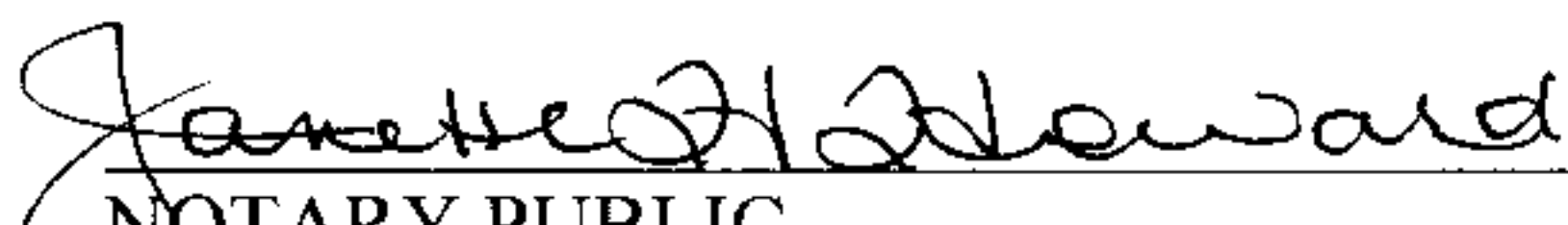


NOTARY PUBLIC
My Commission Expires 05/04/2020

EXHIBIT A

Commence at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East. Run thence south along west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 428.6 feet, to north line of 30 feet reserve roadway. Thence turn angle of 90 degrees, 0.5 minutes to the left and run along said north line of said roadway 500.0 feet to the SE corner of road heretofore conveyed to Sadie Thompson Reese and husband, David E. Reese, which is Point of Beginning of property here described. Thence turn angle of 89 degrees 55 minutes to left and run in a Northerly direction along East line of said Reese lot to a distance of 428.6 feet along a Northerly line to a point on the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section. Thence run in an easterly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 348.9 feet to a wood stake and rock pile. Thence turn an angle of 91 degrees, .07 minutes to right and run a distance of 432.07 feet to north line of said 30 feet of said roadway. Thence run in a Westerly direction along the north line of said roadway 349.9 feet, more or less, to the point of beginning according to the Survey of Gary M. Roberts, Registered Land Surveyor. LESS AND EXCEPT that portion thereof of line below 397.00 feet ground elevation contour line above sea level according to the Survey of Alabama Power Company. Said property below said 397.00 feet ground elevation contour line having been heretofore conveyed to Alabama Power Company.


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