20190104000004040 1/4 $29.50
Shelby Cnty Judge of Probate, AL
01/04/2019 02:03:03 PM FILED/CERT

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

Send Tax Notice to:
Elizabeth Goff Shackelford
95 Albright Farm Road
Montevallo, Alabama 35115-5573

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

TRUSTEE'S STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to the undersigned,

JOSEPH S. BLUESTEIN, AS TRUSTEE OF TRUST ESTATE "B" UNDER THE MARY MCNABB PHILLIPS MANAGEMENT TRUST, DATED MAY 11, 2010, AS AMENDED,
whose mailing address is **P. O. Box 55727, Birmingham, Alabama 35255-5727**

(hereinafter referred to as "Grantor"), in hand paid by

ELIZABETH GOFF SHACKELFORD,
whose mailing address is **95 Albright Farm Road, Montevallo, Alabama 35115-5573**

(hereinafter referred to as "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 Grantor's one-half (1/2) undivided interest (the "**Property Interest**") in and to the following described real property situated in Shelby County, Alabama [hereinafter sometimes referred to as the "**Property**"; the Property being undeveloped land located on **Old Lokey Ferry Road, Wilsonville, Alabama 35186** and the **Property Interest having an Assessor's Market Value of $5,500.00** (1/2 of $11,000.00), as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 20 1 12 0 001 010.001], to-wit:

COMMENCE AT THE SW CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 1108.23 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF OLD LOKEY FERRY ROAD; THENCE 129 DEG. 08' 24" LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY FOR 52.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 100 FEET; THENCE 66 DEG. 45' RIGHT RUN 201.22 FEET; THENCE 109 DEG. 05' RIGHT RUN 97.22 FEET; THENCE 70 DEG. 55' RIGHT RUN 209.40 FEET TO THE POINT OF BEGINNING.

ACCORDING TO SURVEY OF THOMAS E. SIMMONS, L.S. #12945, DATED JUNE 16, 1987.

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. Taxes for the current and subsequent years which are not yet due and payable.

2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property Interest to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; 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.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heirs, administrators and assigns, in fee simple forever.

NOTES:

1. On or about May 11, 2010, Mary McNabb Phillips, as "Grantor" thereunder (the "Trust Grantor") and Mary McNabb Phillips and Joseph S. Bluestein, as "Trustee" thereunder, entered into that certain revocable trust agreement entitled the "Mary McNabb Phillips Management Trust", pursuant to which a trust (the "Management Trust") was created for the benefit of the beneficiary(ies) thereof as provided therein, and which revocable trust agreement was amended on June 8, 2010, by that certain First Amendment to Mary McNabb Phillips Management Trust Originally Dated May 11, 2010 (said revocable trust agreement as so amended being hereinafter referred to as the "Trust Agreement").

2. Pursuant to the terms of the Trust Agreement, upon the death of the Trust Grantor, Mary McNabb Phillips, a/k/a Mary Jo Phillips, on or about February 15, 2016, Joseph S. Bluestein became the sole Trustee serving under the Trust Agreement and of each separate trust created thereunder, including, without limitation, Trust Estate "B" created thereunder, and continues to serve in said capacity as of the date of execution of this Deed.

3. Further pursuant to the terms of the Trust Agreement, upon the death of the Trust Grantor, the Property Interest was allocated to Trust Estate "B" created under the Trust Agreement, and, to evidence and complete the transfer of the Property Interest to Trust Estate "B", by deed dated July 3, 2017, and recorded on July 17, 2017, in Instrument No. 20170717000253860 in the Probate Office of Shelby County, Alabama, the Property Interest was conveyed to the Grantor herein.

4. By his execution hereof, Joseph S. Bluestein, being the sole Trustee under the Trust Agreement and of Trust Estate "B" created thereunder, hereby certifies that, since the time of the execution and delivery of that certain Certification of Trust - Mary McNabb Phillips Management Trust,

20190104000004040 2/4 $29.50
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Dated May 11, 2010, As Amended (the "Trust Certification"), which Trust Certification was dated July 3, 2017, and filed for record on July 17, 2017, in Instrument No. 20170717000253840 in the Probate Office of Shelby County, Alabama, there has been no amendment to or modification of any the provisions of the Trust Agreement nor any event which could conflict with or cause any of the certifications made in the Trust Certification to be untrue, and the provisions of the Trust Certification are incorporated herein by reference the same as if fully set forth herein and made as of the date of execution hereof.

5. This instrument is being executed by the undersigned Grantor 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 the undersigned Grantor in his individual capacity, and the undersigned Grantor expressly limits his liability hereunder solely to the property now or hereafter held by him as Trustee of Trust Estate "B" created under the Trust Agreement.

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20190104000004040 3/4 $29.50
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IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal this the 4th day of December, 2018.

GRANTOR:

Joseph S. Bluestein, Trustee

Joseph S. Bluestein, as Trustee of Trust Estate "B" under the Mary McNabb Phillips Management Trust, Dated May 11, 2010, As Amended

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Joseph S. Bluestein, whose name as Trustee of Trust Estate "B" under the Mary McNabb Phillips Management Trust, dated May 11, 2010, As Amended, 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, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of December, 2018.

SEAL

Sharon McNees
Notary Public
My Commission Expires: MY COMMISSION EXPIRES 10/11/2021

20190104000004040 4/4 $29.50
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This instrument prepared by:
Joseph S. Bluestein, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

Shelby County, AL 01/04/2019
State of Alabama
Deed Tax:$5.50