

*This instrument was prepared by:*  
William C. Byrd, II, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, AL 35203

*Send Tax Notice to:*  
Cathy Clayton  
1010 Bridle Lane  
Helena, AL 35080

STATE OF ALABAMA                   )  
  :  
COUNTY OF SHELBY                )

**GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED** shall be effective as of the 13th day of December, 2011, by **CATHY GOFF CLAYTON, DELTON LANE CLAYTON AND DIEDRA CLAYTON O'NEAL, AS CO-TRUSTEES OF THE MARITAL TRUST CREATED UNDER THE WILL OF WILLIAM LARRY CLAYTON, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2009-742** (together, the "Grantor"), to **CATHY CLAYTON**, a single woman (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS THAT:

William Larry Clayton (hereinafter the "Decedent") died on October 25, 2009, and the will of the Decedent dated October 25, 2009 (hereinafter referred to as the "Will"), was admitted to probate by the Probate Court of Shelby County, Alabama on or about December 3, 2009 (Probate Case No. PR-2009-742). Also, on December 3, 2009, Letters Testamentary were issued by the Probate Court of Shelby County, Alabama, appointing Cathy Goff Clayton, Delton Lane Clayton and Diedra Clayton O'Neal (formerly Diedra Elaine Clayton) as the personal representatives of the Will.

The Decedent was survived by his spouse, Cathy Goff Clayton. Under Item III(a) of the Will, the Decedent divided his residuary estate into two parts (shares), with one part (share) being a defined gift (i.e., a gift of a certain amount) to the Grandchildren's Trust created under Item VI of the Will, and the other part (share) being the balance of the Decedent's residuary estate given to the Marital Trust created for the lifetime benefit of the Decedent's spouse under Item V of the Will.

The Decedent owned an undivided one-half (1/2) interest in the Property described below, and such undivided one-half (1/2) interest in the Property constituted part of the Decedent's residuary estate under his Will. Further, such undivided one-half (1/2) interest in the Property was not used to satisfy the defined gift to the Grandchildren's Trust under the Will. Accordingly, such undivided one-half (1/2) interest in the Property was part of the balance of the Decedent's residuary estate given to the Marital Trust under the Will; and pursuant to Section 43-2-830(a) of the Code of Alabama of 1975 (as amended), title to such undivided one-half (1/2) interest in the Property described below became vested in the Trustees of the Marital Trust created under the Will. All claims against the Decedent's estate were paid or satisfied, and the Decedent's estate (Shelby County Probate Case No. PR-2009-742) was closed by an Order of Discharge of Personal Representative dated December 12, 2011, signed by the Judge of Probate of Shelby County, Alabama.

Item XI of the Will appointed Cathy Goff Clayton, Delton Lane Clayton and Diedra Elaine Clayton (now Diedra Clayton O'Neal) as the co-trustees of the Marital Trust. Cathy Goff Clayton, Delton Lane Clayton and Diedra Clayton O'Neal (together, referred to as "the Grantor" under this Statutory Warranty Deed) have served as trustees of the Marital Trust since its creation, and they are serving as trustees of the Marital Trust at the time of the execution of this Statutory Warranty Deed.

NOW THEREFORE, for and in consideration of the above premises, the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee, an undivided one-half (1/2) interest in that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto and made a part hereof.

The Property is conveyed subject to the following matters (the "Permitted Exceptions"):

1. Ad Valorem Taxes for the 2011 tax year and thereafter; and
2. All matters of record.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Grantor does for itself, its successors and assigns, covenant with Grantee, her heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, her heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be effective as of the date first written above, but executed on February 2, 2021.

**GRANTOR:**

**CO-TRUSTEES OF THE MARITAL TRUST  
CREATED UNDER THE WILL OF WILLIAM  
LARRY CLAYTON, DECEASED, SHELBY  
COUNTY PROBATE CASE NO. PR-2009-742**

Cathy Goff Clayton

Cathy Goff Clayton, as a co-trustee of the Marital Trust created under the Will of William Larry Clayton, deceased, Shelby County Probate Case No. PR-2009-742

Delton Lane Clayton

Delton Lane Clayton, as a co-trustee of the Marital Trust created under the Will of William Larry Clayton, deceased, Shelby County Probate Case No. PR-2009-742

Diedra Clayton O'Neal

Diedra Clayton O'Neal, as a co-trustee of the Marital Trust created under the Will of William Larry Clayton, deceased, Shelby County Probate Case No. PR-2009-742

STATE OF ALABAMA                    )  
  :  
SHELBY COUNTY                        )

I, Lawrence, hereby certify that each of Cathy Goff Clayton, Delton Lane Clayton and Diedra Clayton O'Neal, whose name as a co-trustee of the **MARITAL TRUST CREATED UNDER THE WILL OF WILLIAM LARRY CLAYTON, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2009-742** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she/he executed the same voluntarily on the day the same bears date.

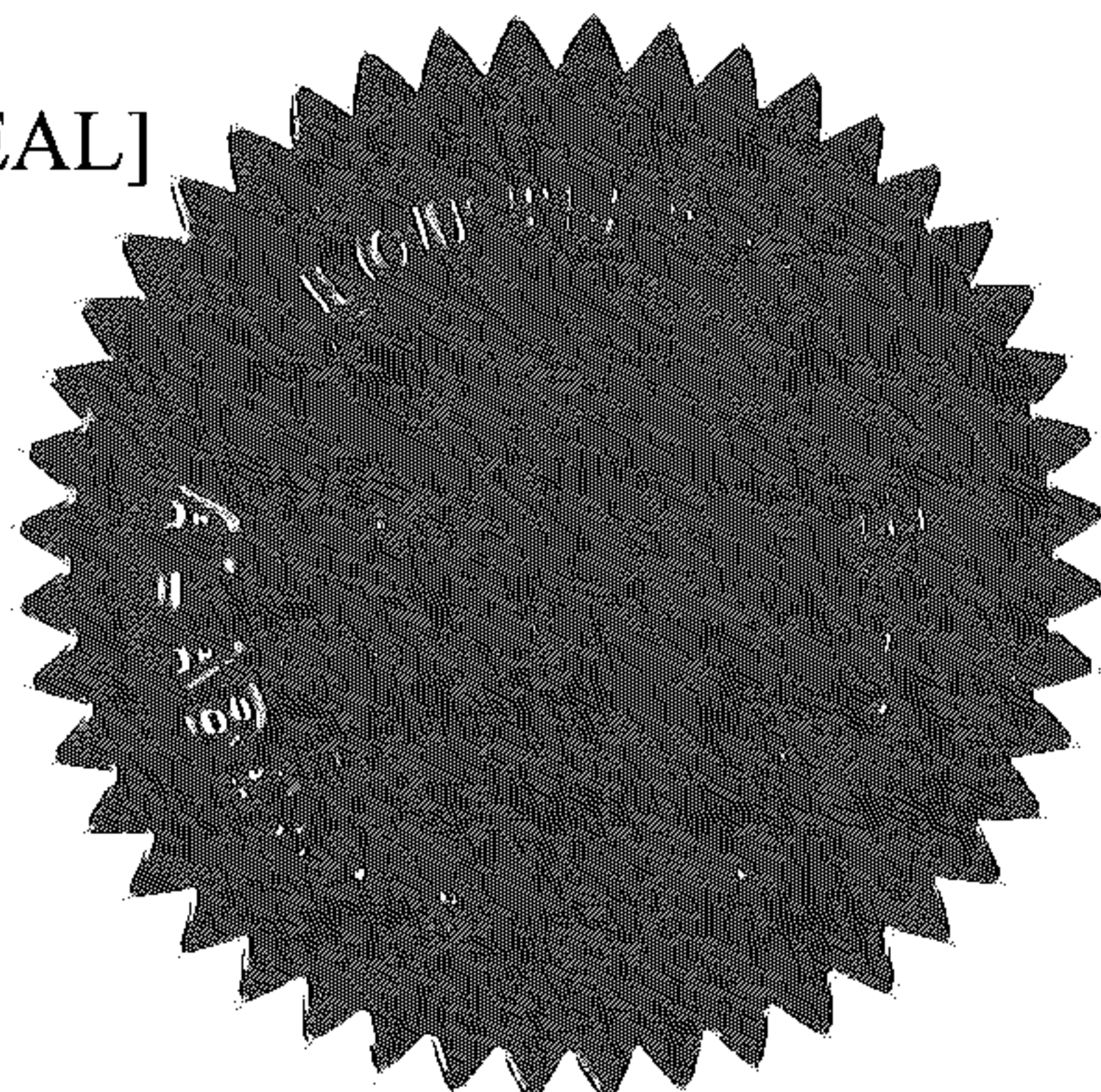
Given under my hand and official seal this 2nd day of February, 2021.

Lawrence

Notary Public

[NOTARIAL SEAL]

My commission expires: 10-21-24





LEGAL DESCRIPTION

OVERALL NEW PARCEL TWO Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet to the point of beginning. From this beginning point continue North 39 46' 22" West for a distance of 178.97 feet; thence proceed North 45 44' 34" West for a distance of 48.69 feet; thence proceed North 65 13' 16" West for a distance of 50.40 feet; thence proceed North 83 15' 01" West for a distance of 51.03 feet; thence proceed South 89 22' 05" West for a distance of 28.62 feet; thence proceed South 89 27' 29" West for a distance of 154.38 feet; thence proceed South 80 16' 48" West for a distance of 67.70 feet; thence proceed South 59 40' 38" West for a distance of 60.94 feet; thence proceed South 44 35' 34" West for a distance of 91.81 feet; thence proceed South 51 40' 15" West for a distance of 43.43 feet; thence proceed South 73 12' 15" West for a distance of 54.06 feet to a point on the East boundary of Shelby County Highway #95; thence proceed North 00 17' 00" West along said right-of-way a distance of 135.62 feet; thence proceed North 11 01' 36" East for a distance of 50.99 feet; thence proceed North 01 07' 00" West for a distance of 253.10 feet; thence proceed South 89 43' 00" West for a distance of 10.0 feet to a concave curve left having a radius of 2944.50 feet; thence proceed Northwesterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 00 49' 06" West, 43.64 feet; thence leaving said right-of-way proceed North 89 43' 00" East for a distance of 450.58 feet; thence proceed North 66 55' 39" East for a distance of 357.34 feet; thence proceed South 02 00' 52" West for a distance of 84.74 feet; thence proceed South 02 17' 11" West for a distance of 235.02 feet; thence proceed South 40 54' 00" East for a distance of 223.31 feet; thence proceed South 55 13' 14" West for a distance of 57.55 feet; thence proceed South 47 38' 14" West for a distance of 222.95 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, and also the NW 1/4 of Section 23, Township 20 South, Range 3 West Shelby County, Alabama and contains 7.87 acres

Less and except the following:

OLD PARCEL TWO Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet to the point. Thence proceed North 39 46' 22" West for a distance of 178.97 feet; thence proceed North 45 44' 34" West for a distance of 48.69 feet; thence proceed North 65 13' 16" West for a distance of 50.40 feet; thence proceed North 83 15' 01" West for a distance of 51.03 feet; thence proceed South 89 22' 05" West for a distance of 28.62 feet; thence proceed North 00 35' 13" West a distance of 20.00' to a point. Said point being the point of beginning. Thence proceed South 89 27' 29" a distance of 154.36' to a point; thence proceed North 19 08' 32" East a distance of 206.62' to a point; thence proceed North 66 55' 39" East a distance of 263.60' to a point; thence proceed South 30 52' 44" East a distance of 244.15' to a point; thence proceed South 49 16' 10" West a distance of 183.84' to a point; thence proceed North 65 13' 16" West a distance of 62.68' to a point; thence proceed North 78 15' 01" West a distance of 55.49' to a point; thence proceed North 89 22' 05" West a distance of 29.28' to the point of beginning.

The above described land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, and also the NW 1/4 of Section 23, Township 20 South, Range 3 West Shelby County, Alabama and contains 2.01 acres

Total transferred / added acreage (Overall New Parcel Two – Old Parcel Two) 7.87 Acres minus 2.01 Acres Equals 5.86 acres transferred / added

**Real Estate Sales Validation Form**

**20210204000058770 02/04/2021 09:13:25 AM DEEDS 5/6**

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

Grantor's Name:	Cathy Goff Clayton, Delton Lane Clayton and Diedra Clayton O'Neal, as Co-Trustees of the Marital Trust created under the Will of William Larry Clayton, Deceased, Shelby County Probate Case No. PR-2009-742	Grantee's Names:	Cathy Clayton
Mailing Address:	<u>100 Applegate Court</u> <u>Helena, AL 35124</u>	Mailing Address:	<u>1010 Bridle Lane</u> <u>Helena, AL 35080</u>
Property Address:	Approx. 5.86 acres situated in the Northeast 1/4 of Section 22, Township 20 South, Range 3 West, and also the Northwest 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama	Date of Sale:	December 13, 2011
			Total Purchase Price: \$60,000.00

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 \_\_\_\_\_

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 February 2, 2021

X Unattested \_\_\_\_\_  
(verified by)

Print

Sign

Cathy Clayton  
Cathy Clayton  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/04/2021 09:13:25 AM  
\$99.00 CHERRY  
20210204000058770

Allen S. Boyd