



20211206000580280 1/7 \$1319.00
 Shelby Cnty Judge of Probate, AL
 12/06/2021 11:58:57 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)
 Carney Dye, LLC)
 PO Box 43647)
 Birmingham, Alabama 35243)
 (205) 802-0696)
)
)
)
STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notice to:

 Deborah Franks, Trustee
 501 Cahaba Farms Drive
 Indian Springs, Alabama 35124

- Above This Line Reserved for Official Use -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deborah Franks, an unmarried woman**, hereinafter referred to as "Grantor," does hereby grant, convey and warrant unto, **Deborah Franks, as Trustee of the Deborah Church Franks Management Trust dated August 31, 2018**, hereinafter referred to as "Grantee," all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 9 according to the Survey of Cahaba Valley Farms, a single family residential, estate lot subdivision, as recorded in Map Book 15 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 2021 ad valorem taxes not yet due and payable;
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 245 page 293 in Probate Office;
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 170 in Probate Office; and
4. Restrictions, limitations and conditions as set out in Map Book 15 page 36.



**CERTIFICATION OF TRUST OF THE DEBORAH CHURCH FRANKS
MANAGEMENT TRUST AGREEMENT DATED AUGUST 31, 2018**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated August 31, 2018.
2. The Grantor of the Trust is Deborah Church Franks.
3. The Trust may only be revoked by the Grantor.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

5. The Tax Identification number for the Trust is the Grantor's social security number.

6. The current Trustee is:

Deborah Church Franks
501 Cahaba Farms Drive
Indian Springs, AL 35124

7. Article XI of said Trust sets forth the powers of the Trustee. The Trustee has broad power to manage the assets of the Trust, including the right to sell real or personal property in the name of the Trust.

8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.

9. Title to trust property may be listed as: "Deborah Church Franks as Trustee of the Deborah Church Franks Management Trust Agreement."

10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.



11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 18th day of November, 2021 and hereby affirm it constitutes a valid and accurate certification of such document.

Deborah Church Franks
DEBORAH CHURCH FRANKS, TRUSTEE

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Deborah Church Franks, Trustee, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2021.

Jim Key Bouyer
(Signature of Person Taking
Acknowledgment)



My commission expires: 07/25/2024



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STATE OF ALABAMA)
COUNTY OF SHELBY)

Affidavit of Surviving Spouse Joint Tenant

Now on this 18th day of November, 2021, I, Deborah Franks, of lawful age, being duly sworn, state as follows:

On the 20th, of December, 2017, this interest was conveyed by document to James B. Franks and Deborah Franks the following real property situated in Shelby County, Alabama, via Quitclaim Deed, Joint Tenants with Right of Survivorship, with the following legal description:

Lot 9 according to the Survey of Cahaba Valley Farms, a single family residential, estate lot subdivision, as recorded in Map Book 15 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

with a mailing address of 501 Cahaba Farms Drive, Indian Springs, Alabama 35124.

The Quitclaim Deed with Right of Survivorship was recorded in instrument number 20180124000022980 in the Office of the Judge of Probate on the 24th day of January, 2018.

Attached hereto is a certified copy of the Death Certificate of James B. Franks, deceased, issued by the Department of Health for the State of Alabama showing that the deceased Joint Tenant died on the 29th day of June, 2018.

Affiant further states that she is the surviving joint tenant in the described property, and that the decedent named in the certificate of death is one and the same person as the joint tenant in the deed recorded as identified above.

Affiant further sates that on the date of deceased joint tenant's death the two were married to each other that that affiant is the surviving spouse.

And further affiant saith not.

Deborah Franks (SEAL)

Subscribed and sworn to before me this 18th day of November, 2021.

Eric Ky Bouyafa
Notary Public

My Commission Expires: 07/23/2024



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ALABAMA
Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State File Number

101 2018-26530

1. NAME OF DECEASED James Benton Franks		2. DATE AND TIME OF DEATH Jun 29, 2018 2219	
3. ALIAS NAME (IF ANY) None Given		4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby	6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Indian Springs, 35124	7. PLACE OF DEATH 501 Cahaba Farms Drive	
8. SEX Male	9. LAST NAME PRIOR TO FIRST MARRIAGE	10. SERVED IN ARMED FORCES Yes	
11. AGE 79	12. DATE OF BIRTH Mar 4, 1939	13. BIRTHPLACE (State or Foreign Country) Alabama	14. SOCIAL SECURITY NUMBER 424-44-4477
15. MARITAL STATUS Married	16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Deborah Sue Church	17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby	19. CITY, TOWN OR LOCATION AND ZIP CODE Indian Springs, 35124	20. STREET ADDRESS 501 Cahaba Farms Drive	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Deborah Franks, Wife, 501 Cahaba Farms Drive, Indian Springs, AL 35124			
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE James Maxwell Franks		23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Dorothy Nell Lewis	
24. DISPOSITION OF BODY Burial	25. CEMETERY OR CREMATORY Southern Heritage Cemetery	26. LOCATION Pelham, Alabama	
27. DATE OF DISPOSITION Jul 3, 2018	28. FUNERAL DIRECTOR Stephen Ulmer	29. LICENSE NUMBER	30. DATE SIGNED Jul 9, 2018
31. FUNERAL HOME NAME AND ADDRESS Ridout's Southern Heritage, 475 Cahaba Valley Rd, Pelham, AL 35124			32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER			
34. NAME David Cherry MD		35. LICENSE NUMBER 27049	36. DATE SIGNED Jul 6, 2018
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 619 19th St S WP 915, Birmingham, Alabama 35294			
38. REGISTRAR Nicole Henderson Rushing			39. DATE FILED Jul 10, 2018

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Unspecified Sequelae of Cerebral Infarction						Unknown	
	DUE TO (OR AS A CONSEQUENCE OF):							
	UNDERLYING CAUSE	B. DUE TO (OR AS A CONSEQUENCE OF):						
		C. DUE TO (OR AS A CONSEQUENCE OF):						
D. DUE TO (OR AS A CONSEQUENCE OF):								
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH Natural Causes	43. PREGNANT (IF FEMALE)	44. AUTOPSY Unk	45. FINDINGS CONSIDERED Unk	46. TOXICOLOGY Unk	47. FINDINGS CONSIDERED Unk	48. TOBACCO USE CONTRIBUTED TO DEATH Unknown		
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY				
53. PLACE OF INJURY		54. LOCATION OF INJURY						

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2018-325-747-9

July 10, 2018

Nicole H. Rushing
 Nicole Henderson Rushing
 State Registrar of Vital Statistics

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Deborah Franks
Mailing Address 501 Cahaba Farms Dr
Indian Springs, AL 35124

Grantee's Name Deborah Franks, Trustee
Mailing Address 501 Cahaba Farms Dr
Indian Springs, AL 35124

Property Address 501 Cahaba Farms Dr
Indian Springs, AL 35124

Date of Sale 11/18/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,278,970

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 Appraisal
Sales Contract Other
Closing Statement

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 12/2/2021

Print Jack T. Carney

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one