


10.00 Assessed: \$9,720
21.00 Recording
\$31.00

Send Tax Notice To:

Charles E. Howard, III, Trustee
P.O. Box 464
Pleasant Grove, Alabama 35127

STATE OF ALABAMA)

SHELBY COUNTY)


20051018000541080 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
10/18/2005 11:50:13AM FILED/CERT

TRUSTEE'S DEED

THIS IS A TRUSTEE'S DEED executed and delivered this 12th day of October, 2005 by **Charles E. Howard, III and Norma Rice, as Trustees (the "Trustees") of the Family Trust created under the Last Will and Testament of Charles E. Howard, Jr. deceased and Ann Eddy, in her individual capacity, (the Trustees and Ann Eddy are hereinafter referred to as the "Grantors"), to Charles E. Howard, III, as Trustee of the Ann Eddy Management Trust Dated October 12, 2005 (hereinafter referred to as the "Grantee").**

WHEREAS the Trustees acquired the real property described below (the "Subject Property") pursuant to deed recorded as instrument #20030225000114160 in the Office of the Judge of Probate of Shelby County, Alabama on February 25, 2003; and

WHEREAS the Family Trust created under the Last Will and Testament of Charles E. Howard, Jr. has terminated and the Trustees have determined that the Subject Property is due to be distributed to Ann Eddy;

WHEREAS, Ann Eddy has established the Ann Eddy Management Trust Dated October 12, 2005 and desires that the Subject Property be transferred to the Grantee;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned Grantors by Grantee, the receipt and sufficiency of which are acknowledged by Grantors, the said Grantors do by these presents grant, bargain, sell and convey unto the Grantee, the following described real property situated in Shelby County, Alabama:

Lot 7, according to the survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama

TOGETHER WITH all 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 subject to the following:

1. Ad valorem property taxes due for tax year 2005
2. All mineral rights not owned by Grantors
3. All recorded mortgages, easements, rights of way, restrictions, covenants and

encumbrances of record.

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

As to the Trustees, this instrument is executed by the undersigned solely in their capacity as Trustees, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Trustees in their individual capacities, and the Trustees expressly limits their liability hereunder to the assets they receive and hold in their capacities as such Trustees.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, his successors and assigns, that the Trustees, in their capacities as Trustees, and Ann Eddy, individually, are lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, except as noted above; that that the Trustees, in their capacity as Trustees, and Ann Eddy, individually, have the right to sell and convey the same as aforesaid; and that the Trustees, in their capacity as Trustees, and Ann Eddy, individually, shall, together with their successors and assigns, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons claiming by or through the Trustees or Ann Eddy, but not otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 12th
day of October, 2005.

Charles E. Howard, III
Charles E. Howard, III, as Trustee of the Family
Trust under the Last Will and Testament of
Charles E. Howard, Jr.

Norma Rice
Norma Rice, as Trustee of the Family Trust under
the Last Will and Testament of Charles E.
Howard, Jr.

Ann Eddy
Ann Eddy

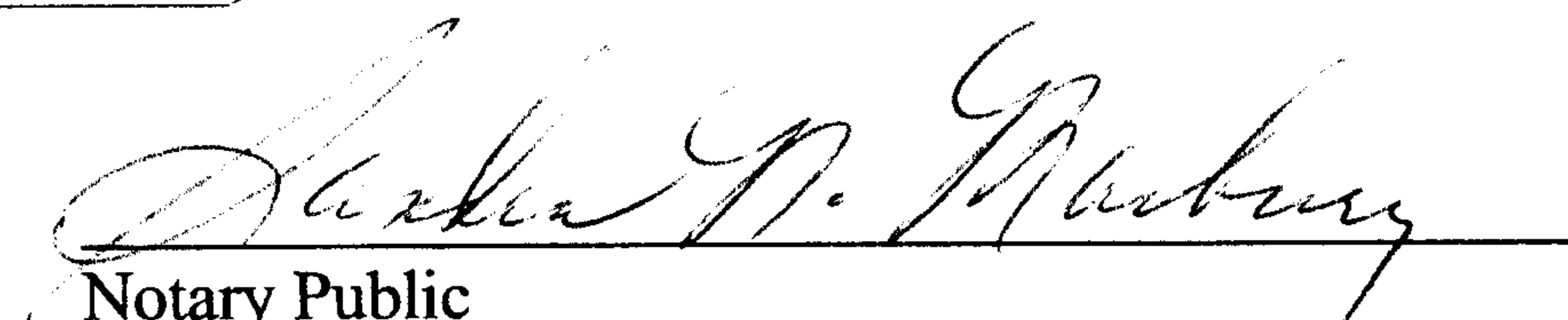
20051018000541080 3/4 \$31.00
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10/18/2005 11:50:13AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Howard, III, whose name as Trustee is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of October, 2005.


Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

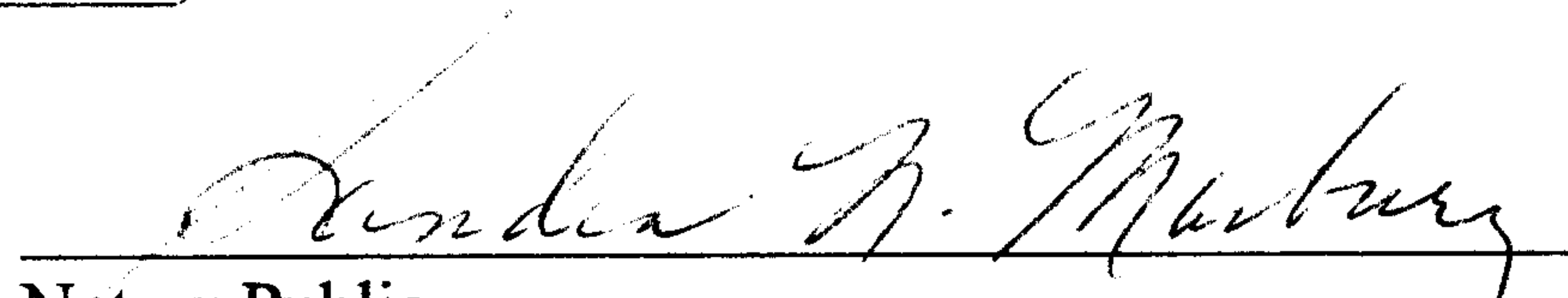
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 15, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma Rice, whose name as Trustee is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of October, 2005.


Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 15, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

JEFFERSON COUNTY)

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

Given under my hand this 12th day of October, 2005.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 15, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED
(without benefit of a title search) BY:
Andrew J. Potts, Esq.
Beaker, Donelson, Bearman, Caldwell &
Berkowitz, P.C..
1600 SouthTrust Tower
Birmingham, Alabama 35203

Shelby County, AL 10/18/2005
State of Alabama

Deed Tax: \$10.00