

Recording Requested by: **Jewel Crumpton aka Jewell Crumpton**
When Recorded Mail To:
Name: **Jeramy Neill, TRUSTEE**
Mailing Address: **RBC Bank, 1927 1st Ave N.**
City: **Birmingham**
State: **AL**
Zip Code: **35203**

Above Space For Recordors Use

Shelby County, AL 08/14/2008
State of Alabama

Deed Tax: \$5.00

WARRANTY DEED

GRANTOR:

Jewel Crumpton, a/k/a Jewell Crumpton, an unmarried woman and the surviving widow of Clarence Chesteen Crumpton, who died 10/11/07 in Shelby County, Alabama

222 Yellowhammer Drive, Alabaster, AL 35007

GRANTEE :

First American Bank, Billie Faye Zalcman and Brian Crumpton, as TRUSTEES of the "Jewel Crumpton Living Trust", a revocable trust – mailing address c/o Jeramy Neill, First American Bank, 1927 First Ave N, Birmingham, AL 35203

Property Legal Description:

Lot 27, Block 2, according to the survey of Meadowview, second sector, as recorded in map book 8 page 50 in the Office of the Judge of Probate, SHELBY Co, AL

For valuable consideration, Grantor:

Conveys to Grantees all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date;

Covenants that Grantor is seized of Subject Real Property and that the Grantees shall quietly enjoy Subject Real Property;

Warrants the title against all persons whomsoever, subject to matters above set forth and warrants that Grantor will execute or procure any further necessary assurance of title.

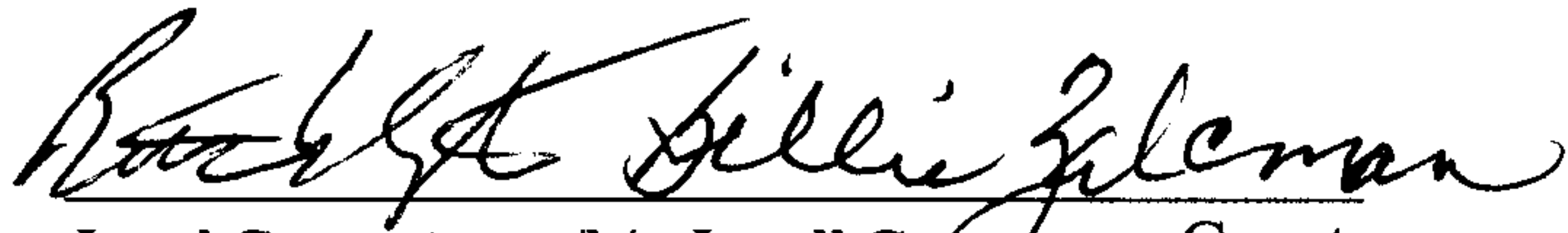
Grantor further covenants for Grantees and successors of Grantees its further assurance of this grant and of the aforesaid warranties and covenants.

Property value of \$5,000.00

Deed prepared by William G. Nolan, Attorney, NOLAN ELDER LAW LLC Birmingham, AL
www.NolanElderLaw.com

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

WITNESS Grantor's hand this 24 day of July, 2008;



Jewel Crumpton, a/k/a Jewell Crumpton, Grantor

By and through her Agents under that Power of Attorney

Dated 7/24/2008

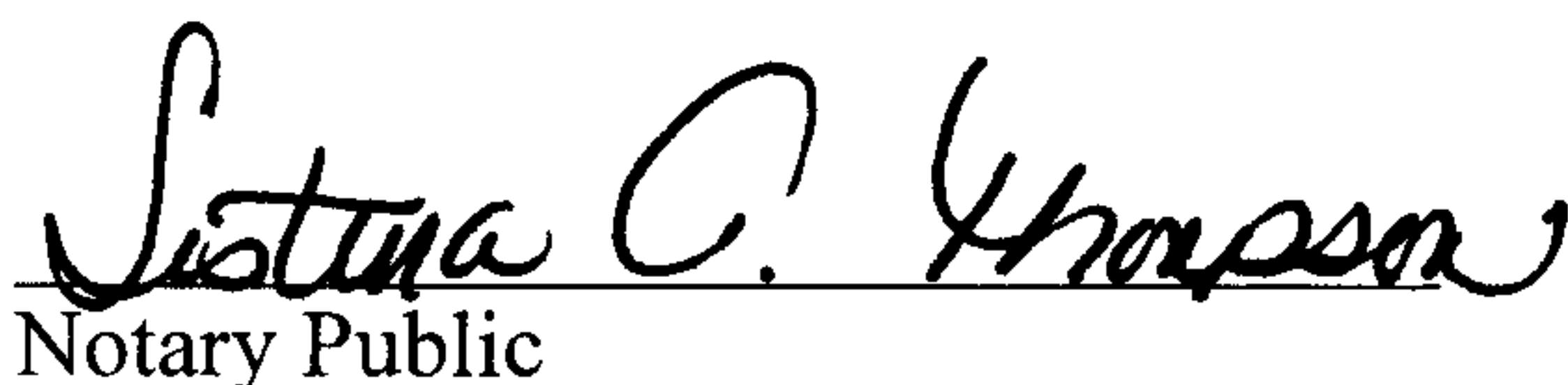
NOTARY ACKNOWLEDGMENT

STATE OF: ALABAMA

COUNTY OF: JEFFERSON

On this 24th day of July, 2008, before me, the undersigned, a notary public in and for said state personally appeared **BRIAN CRUMPTON and BILLIE FAYE ZALCMAN** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities as AGENTS under that Power of Attorney dated 7/24/2008, a copy of which was presented to me, and that by their signatures on the instrument the persons or entity upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.


Notary Public

Sishna A. Thompson
Printed Name

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 8, 2010
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

REVOCABLE TRUST AGREEMENT

This agreement is made on the 20th day of April, 2008, between Jewel Compton ("Grantor") and First American Bank, and any successor thereto, ("Trustee"). The Grantor has delivered to the Trustee the property described in Schedule A. The property herein transferred, and any assets hereafter added to the trust, with the written consent of the Trustee, shall be held by the Trustee and shall be managed and distributed as set forth herein.

1. TRUST ADMINISTRATION

- 1.1 The Trustee shall manage the trust assets for the benefit of the Grantor, and shall pay to or for the benefit of the Grantor as much of the income and principal of the trust as the Grantor may from time to time direct. In addition, Trustee may pay to or for the benefit of the Grantor as much of the income and principal of the trust as Trustee, in its sole discretion, deems advisable for the benefit, care, and comfort of Grantor.
- 1.2 If Trustee determines that the Grantor has become unable to manage his affairs because of illness or other capacity, Trustee may pay as much of the income and principal of the trust to or for the benefit of Grantor, Grantor's spouse and any person who is dependent upon the Grantor, as Trustee, in its sole discretion, deems advisable for their benefit, care and comfort.
- 1.3 Any undistributed income may be accumulated and added to principal, as from time to time determined by Trustee.
- 1.4 Upon the death of Grantor, Trustee shall distribute all trust assets to the Personal Representative of Grantor's estate and upon such payment this trust shall terminate.

2. REVOCABILITY: RESIGNATION OF TRUSTEE

- 2.1 Grantor at any time may revoke this trust by written notice signed by grantor and delivered to Trustee. Grantor at any time may amend or modify this trust with Trustee's written consent, by written instrument signed by Grantor and delivered to Trustee. The powers herein reserved to Grantor are to be exercised by Grantor and by no other person. In particular, the power to alter, amend, modify or revoke this agreement, to withdraw trust property or to demand receipt of income or of any distribution, shall not be exercisable by any custodian, guardian, attorney in fact, or other person purporting to act for Grantor.
- 2.2 Trustee may resign by written notice delivered to Grantor. If Grantor fails to appoint a successor trustee within 30 days of notice, the Trustee may deliver all the trust property to Grantor or an appropriate court within a reasonable amount of time.

3. POWERS AND DUTIES OF TRUSTEE AND ADMINISTRATIVE PROVISIONS

- 3.1 In addition, to the powers and authority conferred upon the Trustee under state law, the Trustee shall have the following powers with respect to each trust held under this instrument, exercisable in the discretion of the Trustee:
 1. To invest and reinvest the trust or any portion thereof in such loans, bonds, common or preferred stock, notes, mortgages, participations in mortgages, common trust funds, securities, shares of regulated investment companies or trusts (including such regulated investment companies or trusts as are advised by First American Bank), currencies, partnerships (whether general, limited, or special), stock or interest in any family corporation, partnership or enterprise, or any stock or obligation of First American Bank (and any successor thereto) or any of its affiliates, or other property, domestic or foreign, or to purchase and sell options (including listed options), or to exercise options, rights, or warrants, and to purchase securities or other property as the trustee

may deem suitable, whether so-called "legal" investments of trust funds or not, and to purchase and sell fractional shares and subscription rights to which the trust may become entitled.

2. To sell at public or private sale, or otherwise dispose of all or any portion of the trust property in such manner and upon such terms and conditions as the trustee may approve.
3. To hold and retain without liability for loss or depreciation any property or securities transferred to the trustee or to which the trustee becomes entitled, even though the retention might violate principles of investment diversification, so long as the trustee shall consider the retention for the best interests of the trust.
4. To cause any security of other property to be held, without disclosure of any fiduciary relationship, in the name of the trustee, in the name of a nominee, or in unregistered form.
5. To appoint, employ, remove and compensate such attorneys, agents and representatives, individual or corporate, as the trustee deems necessary or desirable for the administration of the trust, and to treat as an expense of the trust any compensation so paid.
6. To deal with the fiduciary or fiduciaries of any other trust or estate, even though a trustee is also the fiduciary or one of the fiduciaries of the other trust or estate.
7. To pay from income any expenses reasonably necessary for the administration of the trust, and in the event the income is insufficient for such payments, the same shall be paid from the principal thereof.

3.2 Trustee shall be entitled to reasonable compensation for its services hereunder, in accordance with its published fee schedule as amended from time to time. Grantor acknowledges that this fee may be based on a percentage of income and/or principal, and hereby approves that Trustee's fee be based on a standard that is partly or entirely independent from a standard of time expended.

3.3 Trustee shall provide Grantor with periodic statements showing all transactions, receipts and disbursements. Trustee shall not be required to make any inventory, accountings or reports with any court, or to give any bond or security for the performance of its duties. No beneficiary other than the grantor or the grantor's personal representative shall have the right to question the acts or failures to act during the grantor's life.

3.4 This agreement shall be construed under and governed by the laws of the State of Alabama.

IN WITNESS WHEREOF, the undersigned grantor and First American Bank have joined in the execution of these presents, in duplicate, on the day and year herein first written.

Witness:

Janice Thompson

Grantor:

Jewel Crompton
Billie Zalcman POA

Attest:

Trustee:

First American Bank

By:

Jeram Neill

Its:

Nice President



20080814000327330 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
08/14/2008 12:11:17PM FILED/CERT