


This Instrument Prepared By
(without the benefit of a Title Search)
 Anne W. Mitchell, Esq.
 Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
 420 20th Street North, Suite 1600
 Birmingham, AL 35203

Send Tax Notice To:
 Christina Ross Schreckenghaust
12 Logan Street
Peru IN 46970

STATE OF ALABAMA)
)
 SHELBY COUNTY)


 20120224000066400 1/4 \$155.00
 Shelby Cnty Judge of Probate, AL
 02/24/2012 12:02:42 PM FILED/CERT

TRUSTEE'S DEED

THIS IS A TRUSTEE'S DEED executed and delivered this 24th day of February, 2012, by **MARY L. EPPS (formerly known as Mary L. Thompson), as Trustee of the Family Trust u/w/o DAVIS HUNT THOMPSON, JR., Deceased, (the "Trust")** (hereinafter referred to as "**Grantor**"), to **CHRISTINA ROSS SCHRECKENGHAUST, formerly known as CHRISTINA THOMPSON ROSS, as remainder beneficiary of said Family Trust** (hereinafter referred to as "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the real property described herein (the "Property") was conveyed to the Grantor by Deed recorded in the Probate Office of Shelby County, Alabama on December 12, 2011;

WHEREAS, MARY L. EPPS (formerly known as Mary L. Thompson) is the lifetime beneficiary of the Trust but has executed a Renunciation of her interest in the Property;

WHEREAS, the Last Will and Testament of David Hunt Thompson, which was admitted to probate in the Probate Court of Shelby County, Alabama, Case No. PR-2011-000287, directs that upon termination of the Trust, the Property will pass to the Grantee;

WHEREAS, as a result of the Renunciation referred to above and the conveyance of the Property pursuant to this Deed and a similar Deed to the other remainder beneficiary of the Trust, the Trust has only a nominal value, so that it would be considered an "uneconomic trust" under Code of Alabama §19-3B-411;

WHEREAS, the Grantor has given notice to the Grantee and the other remainder beneficiary of the Trust that she is terminating the Trust pursuant to the Code Section cited above;

WHEREAS, the Grantor now desires to transfer such property to the Grantee in accordance with the Disclaimer and the Decedent's Last Will and Testament.

acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto CHRISTINA ROSS SCHRECKENGAUST, formerly known as CHRISTINA THOMPSON ROSS all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 East being more particularly described as follows:

From the True Southwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 East, run thence North along the True West boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 250.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 872.27 feet to a point in the center of Blue Spring Branch; thence turn 78 deg. 39 min. 21 sec. right and run 299.93 feet along said branch centerline and the following course; 11 deg. 31 min. 09 sec. left for 138.92 feet; 29 deg. 44 min. right for 108.78 feet; 31 deg. 38 min. left for 85.90 feet; 19 deg. 12 min. left for 236.20 feet; 25 deg. 42 min. left for 152.50 feet; 24 deg. 19 min. right for 105.53 feet; 69 deg. 25 min. right for 164.28 feet; thence turn 34 deg. 09 min. 17 sec. left and run 41.37 feet along said branch centerline to a point on the West boundary of Co. Hwy. #81; thence turn 78 deg. 48 min. 44 sec. right and run 124.37 feet along said Hwy. boundary and the following course; 07 deg. 05 min. 14 sec. right for 97.82 feet; 03 deg. 55 min. 18 sec. right for 284.15 feet; 02 deg. 00 min. 21 sec. right for 147.81 feet; 03 deg. 46 min. 02 sec. right for 138.90 feet; 03 deg. 02 min. 22 sec. right for 121.84 feet; thence turn 01 deg. 31 min. 09 sec. right and run 663.50 feet along said West boundary of said Co. Hwy #81 to a point of intersection with the North boundary of Co. Hwy. #83; thence turn 90 deg. 44 min. 42 sec. right and run 165.14 feet along said Hwy. boundary; thence turn 00 deg. 41 min. 18 sec. right and run 308.74 feet along said Hwy. boundary; thence turn 00 deg. 15 min. 04 sec. right and run 116.42 feet along said Hwy. boundary; thence turn 88 deg. 11 min. 51 sec. right and run 212.07 feet; thence turn 89 deg. 40 min. 01 sec. left and run 660.0 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

From the true S.W. corner of the SE $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 10, T19S-R2E, run thence North along the true West boundary of said SE $\frac{1}{4}$ - SW $\frac{1}{4}$ a distance of 256.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 866.27 feet to a point in the center of Blue Spring Branch; thence turn 140°57'48" left and run 43.22 feet to a point in

a fence line; thence turn 38°17'38" left and run along said fence line a distance of 793.53 feet; thence turn 90°24'35" left and run 69.0 feet to the point of beginning of herein described parcel of land.

According to the survey of Hickey Land Surveying, Inc., Sam W. Hickey, Al. Reg. 4848, dated May 3, 1993.

The conveyance is made subject to the following:

1. Taxes, dues and assessments due in the year 2012, and all subsequent years.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, restrictions, set-back lines, and other matters of record in the Probate Office of Shelby County, Alabama, together with any 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 conveyed herein; including, with respect to the first section of Parcel 1, the following:
 - a. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 163 page 443 and Deed 245 page 11 in Probate Office.
 - b. Easement(s) to Colonial Pipeline as shown by instrument recorded in Deed 221 page 743 and Deed 221 page 854 in Probate Office.
 - c. Location of pond as shown on Shelby County Tax Assessor's Map.

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 such property (the "**Property**").

TO HAVE AND TO HOLD to Grantee, Grantee's successors and assigns forever.

This instrument is executed by MARY L. EPPS, formerly known as MARY L. THOMPSON solely in her capacity as Trustee of the Family Trust, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in her individual capacity, and the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Trustee as aforesaid.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed this 24 day of Feb., 2012.

GRANTOR:

Mary L. Epps
MARY LEPPS, formerly known as
MARY L. THOMPSON, as Trustee of the
Family Trust u/w/o DAVIS HUNT
THOMPSON, JR., Deceased, Shelby
County Probate Case No. PR-2011-
000287


STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that MARY L. EPPS, formerly known as MARY L. THOMPSON, as Trustee of the Family Trust u/w/o DAVIS HUNT THOMPSON, JR., Deceased, Shelby County Probate Case No. PR-2011-000287, whose name is signed to the foregoing Trustee's Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Trustee's Deed, she, in her capacity as Executor, executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of February, 2012.

Kimberly Smith
Notary Public
My Commission Expires: 5-2-15

[NOTARIAL SEAL]


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