


\$ 444,000.00

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:
Bryan Thompson
2131 HWY 81
Vincent AL 35178

STATE OF ALABAMA)
)
SHELBY COUNTY)


20120224000066440 1/4 \$466.00
Shelby Cnty Judge of Probate, AL
02/24/2012 12:06:16 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 **BRYAN HUNT THOMPSON 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.

NOW THEREFORE, in consideration of Ten and 00/100th DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto BRYAN HUNT THOMPSON all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The following described parcel of land, viz:

Starting at the Southeast corner of the McGraw lot and running W 20 deg. and 30 min. S 22 $\frac{3}{4}$ chains; thence N 3 deg. W 8 $\frac{3}{4}$ chains; thence North 70 deg. E 2 chains and 66 links; thence East 19 deg. N 9 chains; thence East 17 deg. N 8 $\frac{1}{2}$ chains; thence N 15 deg. 5 chains and 28 links; thence along the right-of-way of C of Ga. R-way 2 $\frac{1}{2}$ chains; thence W 2 $\frac{1}{2}$ chains; thence S 28 deg. 29 chains and 32 links; thence S 22 deg. E 5 chains and 34 links to starting point; and all that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 16, Township 19, Range 2 East that lies North and East of the C of G Railway, and South of Spring Creek, EXCEPT 3 acres deeded to Vincent School, and 1 $\frac{1}{4}$ acres deeded to Bonner Walden, all in Section 10, Township 19, Range 2 East, containing 53 $\frac{1}{4}$ acres, more or less.

ALSO, one house and lot in the Town of Vincent, Alabama described as follows: Starting at the NE corner of the Annie Vanzant lot, and running in a Westerly direction 52 $\frac{1}{2}$ yards; thence in a Northerly direction, parallel with the C of Ga Railway 70 yards; thence in an Easterly direction 52 $\frac{1}{2}$ yards to the right-of-way of the C of G R.R. and in a Southerly direction along said R/W 70 yards to starting point. Containing $\frac{3}{4}$ acres, more or less, and being a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 10, Township 19, Range 2 East.

ALSO, one acre, more or less, in Section 10, Township 19, Range 2 East, being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ described as follows: Commencing at a stake in the Southeast corner of the lot and running Northwest on line of the right-of-way and parallel with Central of Georgia Railway 100 yards to a post oak tree; thence Southwest 50 yards to a corner stake; thence Southeast 100 yards to a corner stake; thence Northeast to the starting point.

ALSO, commencing at the Southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 19 South, Range 2 East; thence East along the South boundary of said forty 42 feet to a point; thence North 11 feet to the point of beginning of the land herein conveyed. From said point of beginning thence North 0 deg. 47 min. West 855 feet; thence North 7 deg. 0 min. West 338.94 feet; thence North 9 deg. West 340.06 feet to the center of Spring Creek; thence along said

creek with its meanderings 5 lines as follows: North 69 deg. East 783.67 feet; North 44 deg. 42 min. East 277.92 feet, North 46 deg. East 113 feet, North 89 deg. East 147 feet, South 87 deg. 13 min. East 297.82 feet to the Western right-of-way line of Central of Georgia Railroad; thence along the West right-of-way of said railroad South 34 deg.41 min. East 1073.12 feet; thence South 2 deg. 37 min. West 216.48 feet; thence South 81 deg. West 561 feet; thence South 74 deg. West 594 feet; thence South 73 deg. West 175.56 feet; thence South 566.50 feet to the North right-of-way of County road; thence West along the right-of-way line of said Road 632 feet to point of beginning, and containing 56.37 acres, more or less.

Being the same property conveyed in deeds recorded in Deed Book 110, Page 348, 120, Page 384 and 179, Page 317 in the Probate Office of Shelby County, Alabama.

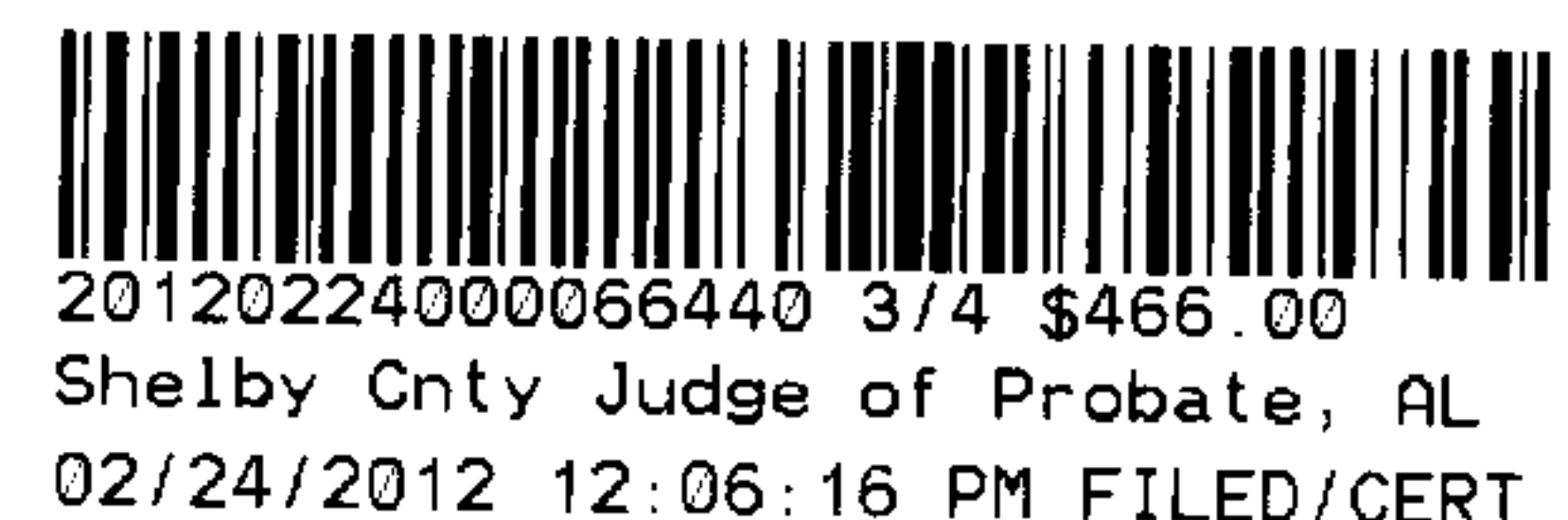
The conveyance is made subject to the following:

1. Taxes, dues and assessments due in the year 2012, and all subsequent years.
2. All other matters of record affecting the Property as shown in the Office of the Judge of Probate 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.

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 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


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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