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20121004000380970 1/7 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2012 02:33:17 PM FILED/CERT

Pursuant to Will Probate Case No. 24404

SEND TAX NOTICE TO:  
SouthCity Bank  
Attn: Trust Department  
1360 Montgomery Hwy., Ste 100  
Vestavia Hills, AL 35216

THIS INSTRUMENT PREPARED (WITHOUT  
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes  
Hughes & Scalise, PC  
600 Luckie Drive, Suite 310  
Birmingham, AL 35223

20120924001046890 1/5  
Bk: LR201263 Pg: 23473  
Jefferson County, Alabama  
I certify this instrument filed on  
09/24/2012 03:06:18 PM D  
Judge of Probate- Alan L. King

STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

33.00

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12 day of January 2012, by BEVERLY ANNE MORTON as successor Personal Representative of the Estate of T. J. MCBRIDE ("T. J.'s Estate"), Deceased, Probate Court of Jefferson County, Alabama, Bessemer Division, Case #24404 (hereinafter referred to as the "Grantor"), to BEVERLY ANNE MORTON, an adult, STEVEN T. MCBRIDE, an adult, GREGORY ALAN MCBRIDE, an adult, ANNE MCBRIDE IRREVOCABLE TRUST FBO BEVERLY ANNE MORTON, a trust, ANNE MCBRIDE IRREVOCABLE TRUST FBO STEVEN T. MCBRIDE, a trust, and ANNE MCBRIDE IRREVOCABLE TRUST FBO GREGORY ALAN MCBRIDE, a trust, as tenants in common, (hereinafter referred to as the "Grantees").

WHEREAS, the real property described herein was conveyed on March 10, 1975 by MCBRIDE AND WEAVER ASSOCIATES, an Alabama Corporation, to T. J. MCBRIDE by Warranty Deed, and was recorded in the Shelby County, Alabama Probate Court, Bessemer Division, on March 20, 1975 in Real Book 291, Page 281;

WHEREAS, T. J. MCBRIDE died on April 23, 1986, and his Estate is being administered in the Probate Court of Jefferson County, Bessemer Division, Case #24404, and HARRIETTE A. MCBRIDE and BEVERLY ANNE MORTON were appointed as Personal Representatives of his Estate;

WHEREAS, HARRIETTE A. MCBRIDE died on January 29, 2009 and BEVERLY ANNE MORTON was appointed as successor Personal Representative by successor Letters Testamentary dated May 1, 2009;

WHEREAS, under the Last Will and Testament of T. J. MCBRIDE, a 50.8315% interest in the real property described herein is to be distributed to the Family Trust created under his Will;

WHEREAS, at the death of HARRIETTE A. MCBRIDE, the assets of the Family Trust are to be distributed equally to the three (3) children of T. J. MCBRIDE, outright;

WHEREAS, HARRIETTE A. MCBRIDE died on January 29, 2009;

WHEREAS, the Family Trust created under the Last Will and Testament of T. J. MCBRIDE was never funded;

WHEREAS, the Grantor desires to convey the 50.8315% interest in the real property described herein equally to the three (3) children of T. J. MCBRIDE; specifically, 16.9439% to BEVERLY ANNE MORTON, 16.9438% to STEVEN T. MCBRIDE, and 16.9438% to GREGORY ALAN MCBRIDE;

WHEREAS, under the Last Will and Testament of T. J. MCBRIDE, a 49.1685% interest in the real property described herein is to be distributed to the Marital Trust created under his Will;

WHEREAS, the Marital Trust created under the Last Will and Testament of T. J. MCBRIDE was never funded;

WHEREAS, under the Last Will and Testament of T. J. MCBRIDE, HARRIETTE A. MCBRIDE was granted a General Power of Appointment ("GPOA") over the assets of the Marital Trust;

WHEREAS, HARRIETTE A. MCBRIDE exercised the GPOA over the Marital Trust assets in her Last Will and Testament, assigning the 49.1685% interest in the real property described herein to the trusts created under the ANNE MCBRIDE IRREVOCABLE TRUST DTD 6/1/1994 (the "Irrevocable Trust"), specifically, 16.3895% to the ANNE MCBRIDE IRREVOCABLE TRUST FBO BEVERLY ANNE MORTON, 16.3895% to the ANNE MCBRIDE IRREVOCABLE TRUST FBO STEVEN T. MCBRIDE, and 16.3895% to the ANNE MCBRIDE IRREVOCABLE TRUST FBO GREGORY ALAN MCBRIDE;

WHEREAS, Regions Bank was appointed as successor trustee of the Irrevocable Trust by instrument titled Appointment and Acceptance of trusteeship of the Harriette A. McBride Irrevocable trust dated June 1, 1994 in March 2009;

WHEREAS, in a petition filed with the Probate Court of Jefferson County, Alabama, Bessemer Division on 7-3, 2012, Regions Bank resigned



as Trustee of the Irrevocable Trust and SouthCity Bank agreed to serve as successor Trustee of the Irrevocable Trust;

WHEREAS, the Probate Court of Jefferson County, Alabama, Bessemer Division approved the resignation of Regions Bank as Trustee and the appointment of SouthCity Bank as successor Trustee of the Irrevocable Trust on 8-14, 2012; and

WHEREAS, the Grantor desires through this conveyance to transfer T. J.'s Estate's interest in the real property described herein into the names of the Grantees.

NOW, THEREFORE, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees, BEVERLY ANNE MORTON (16.9439%), STEVEN T. MCBRIDE (16.9438%), GREGORY ALAN MCBRIDE (16.9438%), ANNE MCBRIDE IRREVOCABLE TRUST FBO BEVERLY ANNE MORTON (16.3895%), ANNE MCBRIDE IRREVOCABLE TRUST FBO STEVEN T. MCBRIDE (16.3895%), and ANNE MCBRIDE IRREVOCABLE TRUST FBO GREGORY ALAN MCBRIDE (16.3895%), as tenants in common, T. J.'s Estate's interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 12, Township 24 North, Range 15 East, Run thence south along west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 428.6 feet, to north line of 30 feet reserve roadway. Thence turn angle of 90 degrees, 0.5 minutes to the left and run along said north line of said roadway 500.0 feet to the SE corner of road heretofore conveyed to Sadie Thompson Reese and husband, David E. Reese, which is Point of Beginning of property here described. Thence turn angle of 89 degrees 55 minutes to left and run in a Northerly direction along East line of said Reese lot to a distance of 428.6 feet along a Northerly line to a point on the north line of a said  $\frac{1}{4}$ - $\frac{1}{4}$  Section. Thence run in an easterly direction along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 348.9 feet to a wood stake and rock pile. Thence turn an angle of 91 degrees, .07 minutes to right and run a distance of 432.07 feet to north line of said 30 feet of said roadway. Thence run in a Westerly direction along the north line of said roadway 349.9 feet, more or less, to the point of beginning according to the Survey of Gary M. Roberts, Registered Land Surveyor. LESS AND EXCEPT that portion thereof of line below 397.00 feet ground elevation contour line above sea level according to the Survey of Alabama Power Company. Said property below said 397.00

feet ground elevation contour line having been hereto fore conveyed to Alabama Power Company.


Subject to current year ad valorem taxes.


TO HAVE AND TO HOLD to the Grantees, the Grantees' heirs, executors and assigns forever.

The Grantor, hereby covenants and agrees with said Grantees, the Grantees' heirs, executors, administrators and assigns, that Grantor will warrant and defend the real property described herein against the lawful claims (unless otherwise noted above) of all persons claiming by or through Grantor, but not otherwise.

This instrument is executed by BEVERLY ANNE MORTON solely in her capacity as successor Personal Representative, and neither this instrument nor anything herein contained shall be construed as creating any obligation or liability on the part of the undersigned in her individual capacity with respect to the interest owned by T. J.'s Estate, and the undersigned expressly limits her liability hereunder to such assets she receives and holds in her capacity as Personal Representative as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 12 day of January, 2012.

  
20121004000380970 4/7 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2012 02:33:17 PM FILED/CERT

  
BEVERLY ANNE MORTON, as  
successor Personal Representative  
of the Estate of T. J. MCBRIDE,  
Deceased, Probate Court of  
Jefferson County, Alabama,  
Bessemer Division, Case Number  
24404



STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that BEVERLY ANNE MORTON, as successor Personal Representative of the Estate of T. J. MCBRIDE, Deceased, Probate Court of Jefferson County, Alabama, Bessemer Division, Case Number 24404, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in such capacity, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal on 1/12, 2012.

  
Notary Public  
My Commission Expires: 12/12/13

20120924001046890 5/5  
Bk: LR201263 Pg: 23473  
Jefferson County, Alabama  
09/24/2012 03:06:18 PM D  
Fee - \$33.00  
Total of Fees and Taxes-\$33.00  
KWBESS

STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument.

 Judge of Probate  
**"NO TAX COLLECTED"**

  
20121004000380970 5/7 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/04/2012 02:33:17 PM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of T. J. McBride Grantee's Name see attached  
Mailing Address Former Trustee - Regions Bank Mailing Address \_\_\_\_\_

Property Address 575 Highway 408 Date of Sale \_\_\_\_\_  
Shelby, AL Total Purchase Price \$ \_\_\_\_\_  
35143 or  
Actual Value \$ Terms of will  
or  
Assessor's Market Value \$ \_\_\_\_\_



20121004000380970 6/7 \$36.00  
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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 Trust under will  
☐ 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 10/3/12

Print Brad Collins

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

EVP First Partners Bank Form RT-1

575 Highway 408  
Shelby, AL 35143

## Real Estate Sales Validation Form

Grantee's Names:

Beverly Anne Morton

Steven T. McBride

Gregory Alan McBride

First Partners Bank as Successor Trustee of the Anne McBride Irrevocable Trust  
f/b/o Beverly Anne Morton

First Partners Bank as Successor Trustee of the Anne McBride Irrevocable Trust  
f/b/o Steven T. McBride

First Partners Bank as Successor Trustee of the Anne McBride Irrevocable Trust  
f/b/o Gregory Alan McBride

Address:

1360 Montgomery Highway, Suite 100, Birmingham, AL 35216

