

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Regions Bank is the successor to AmSouth Bank N.A. and The First National Bank of Birmingham; and

WHEREAS, Mary Louise Nichols Curtis died on or about March 4, 2012, and

WHEREAS, Regions Bank as Trustee held assets in the Trust under the Will of William G. Nichols for the benefit of Mary Louise Nichols Curtis,

WHEREAS, Regions Bank as Trustee desires to distribute the assets of the trust,

NOW THEREFORE, in consideration of the sum of TEN and NO/100 Dollars (\$10.00) cash and of other good and valuable consideration in hand paid, to the Regions Bank as Trustee of the Trust under the Will of William G. Nichols, deceased for the benefit of Mary Louise Nichols Curtis, deceased, (hereinafter called "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does hereby remise, release, quitclaim, assign, and convey unto Anne Davidson, who resides in Vestavia, AL. (hereinafter called "Grantee") all of the right, title and interest of Grantor in and to an undivided 25 % interest in the Mineral Rights situated in Shelby County, Alabama, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the estate, rights and interest herein described and conveyed, together with all of the rights, privileges, easements and appurtenances thereunto belonging or in anywise appertaining, including all interest in all operating agreements, unit agreements, any pooled, unitized or communitized acreage appurtenant thereto, or utilized in connection therewith, and other contracts or agreements of whatsoever kind to which the Grantors' right, title and interest may be subject, unto the Grantee, her heirs and assigns forever.

This conveyance is expressly made subject to all leases, royalties and overriding royalties of record, and all rights of way, easements, roadways, reservations, orders, and contracts of whatsoever kind or other matters now affecting the Mineral Rights herein conveyed or use thereof now of record, or otherwise visible on the ground. The Grantor does hereby remise, release, quitclaim, assign, and convey unto the Grantee, her heirs, successors and assigns, all rents, royalties, and other rights which Grantor may have under any such leases and/or other agreements.

This instrument is executed without warranty or representation of any kind on the part of the Grantor expressed or implied, including, but not limited to, warranties relating to (1) titles to the Mineral Rights; (2) the environmental quality and condition of said Mineral Rights, the surrounding property and ground water; (3) the existence of any discharge of hazardous substances or other pollutants upon or from said Mineral Rights which has caused or may cause environmental degradation; and (4) the status of compliance of said Mineral Rights with federal, state, and local laws or regulations pertaining to health, safety or environmental protection.

It is the intent of the Grantor to convey unto the Grantee, any and all interest of the Grantor in mineral rights and mining rights located in Shelby County, Alabama, owned by

Regions as Trustee of the Trust for the benefit of Mary Louise Nichols Curtis at the time of her death, whether or not herein described accurately or otherwise.

This instrument is executed by the undersigned Trustee solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their corporate or individual capacity, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Regions Bank as Trustee of the Trust under the Will of William G. Nichols, deceased, for the benefit of Mary Louise Nichols Curtis, deceased has executed this instrument on this 15th day of May, 2012.

ATTEST:

Regions Bank as Trustee of the Trust under the Will of William G. Nichols, deceased for the benefit Mary Louise Nichols Curtis, deceased

BY: [Signature]
ITS: Vice President

BY: [Signature]
ITS: Vice President


STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. Frank Harris and Anthony J. Edwards whose names as Vice President and Vice President, respectively, of Regions Bank as Trustee of the Trust under the Will of William G. Nichols, deceased, for the benefit of Mary Louise Nichols Curtis are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Trustee, as aforesaid.

Given under my hand and official seal this 15th day of May, 2012.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/24/13


20130506000184260 2/4 \$22.50
Shelby Cnty Judge of Probate, AL
05/06/2013 11:52:13 AM FILED/CERT

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$1.50

EXHIBIT "A"

Attached hereto and made a part of that certain Quitclaim Deed from Regions Bank as Trustee under the Will of Henry G. Nichols deceased, for the benefit of Mary Louise Nichols Curtis, deceased, Grantor, to Anne Davidson, who resides in Vestavia, AL, Grantee, dated May 15, 2012 .

25 % Interest In Mineral Rights Only:

SHELBY COUNTY, ALABAMA

	<u>SECTION</u>	<u>TOWNSHIP</u>	<u>RANGE</u>
Fraction " E " being the SW $\frac{1}{4}$ of NW $\frac{1}{4}$;	21	22S	1W
Fraction " F " being the SE $\frac{1}{4}$ of NW $\frac{1}{4}$;			
Fraction M " being a fractional part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$,			
all being located in Fractional Section 21 ,			
Township 22 South, Range 1 West.			
111 acres+/- known as the Vest Tract			

The above Mineral Rights were conveyed
and are specifically described and identified
under that certain Deed recorded in
Shelby County, AL Instrument 1992- 08976 .

This instrument was prepared by
H. Frank Harris on behalf of the
Trust Account administered by
REGIONS BANK P. O. Box 10463
Birmingham, Alabama 35202



20130506000184260 3/4 \$22.50
Shelby Cnty Judge of Probate, AL
05/06/2013 11:52:13 AM FILED/CERT

Real Estate Sales Validation Form

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

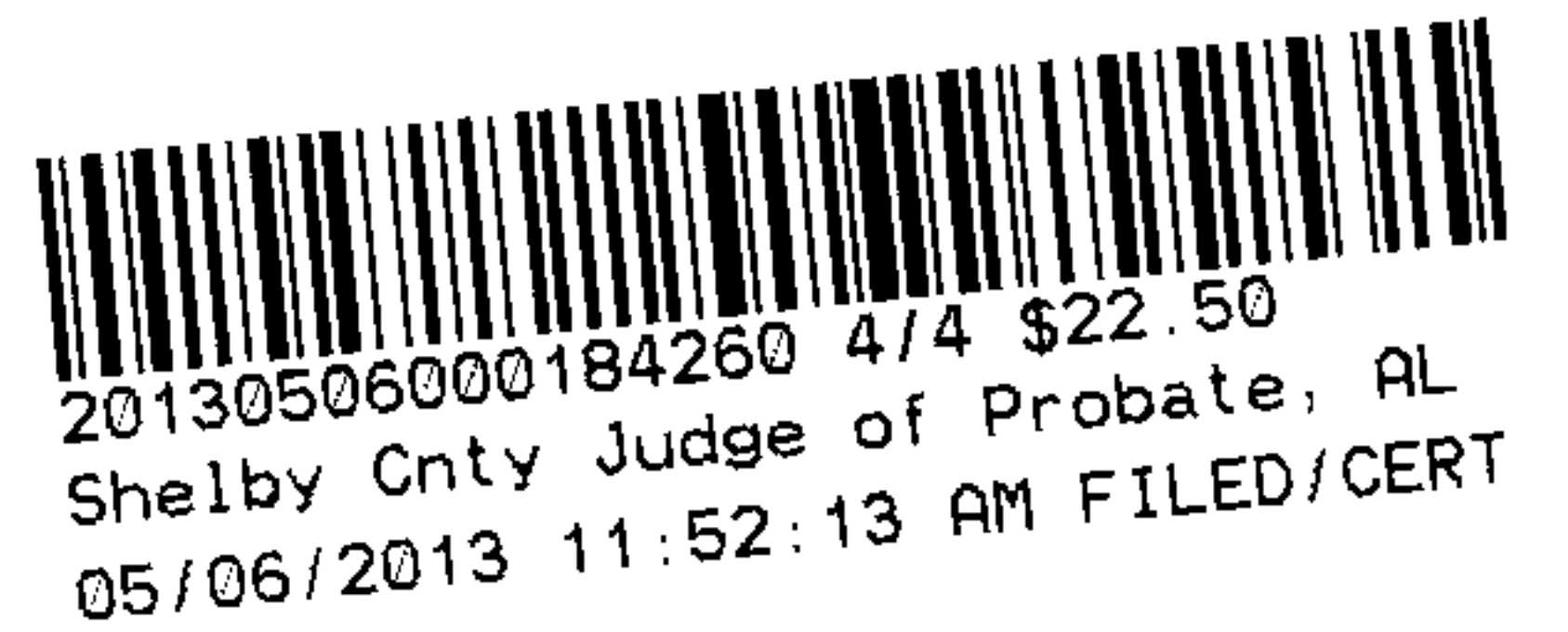
Grantor's Name Regions Bank as Grantee's Name Anne Davidson
Mailing Address Trustee for William G. Nichols Mailing Address 1416 Holly Oak Dr
P.O. Box 10463 Vestavia Hills, AL 35206
Bham, AL 35202

Property Address Mineral Rights Date of Sale _____
Only Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,110⁰⁰

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 5/6/2013

Print Edward Davidson agent for Anne C. Davidson

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1