

Send tax notice to:
VALENCIA K. VINCENT
426 CHESSER PLANTATION
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2014200

TRUST DEED


20140522000155570 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
05/22/2014 02:18:48 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, ONETRUST FINANCIAL, A DIVISION OF NATIONAL INDEPENDENT TRUST COMPANY, SUCCESSOR TRUSTEE OF THE C.G. WANDER, JR. TRUST U/A/D 5/20/85 **whose mailing address** is: 305 S. Vienna St Ruston LA 71270 (hereinafter referred to as Grantors) in hand paid by VALENCIA K. VINCENT **whose mailing address** is: 426 CHESSER PLANTATION, CHELSEA, AL 35043 (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 85, ACCORDING TO THE AMENDED SURVEY OF CHESSER PLANTATION, PHASE 1, SECTOR 1 RECORDED IN MAP BOOK 31, PAGE 21 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS, AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2002030600010788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION")

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 69, PAGE 177 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 317; DEED BOOK 102, PAGE 138 AND DEED BOOK 104, PAGE 525.
4. DECLARATION OF EASEMENT AS RECORDED IN INSTRUMENT NO. 2001-21357.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 31, PAGE 21 A&B IN SAID PROBATE OFFICE.
6. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 2002030600010788 AND INSTRUMENT NO. 20040615000322690 IN SAID PROBATE OFFICE.
7. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20020926000463580, IN SAID PROBATE OFFICE

ONETRUST FINANCIAL, A DIVISION OF NATIONAL INDEPENDENT TRUST COMPANY, SUCCESSOR TRUSTEE OF THE C.G. WANDER, JR. TRUST U/A/D 5/20/85 IS ONE AND THE SAME AS ONETRUST FINANCIAL, A DIVISION OF NATIONAL INDEPENDENT TRUST COMPANIES, SUCCESSOR TRUSTEE OF THE C.G. WANDER, JR. TRUST U/A/D 5/20/85 WHO ACQUIRED TITLE IN DEED RECORDED IN INSTRUMENT NO. 2011-074310.

Shelby County, AL 05/22/2014
State of Alabama
Deed Tax: \$3.50



20140522000155570 2/2 \$20.50
 Shelby Cnty Judge of Probate, AL
 05/22/2014 02:18:48 PM FILED/CERT

\$176,739.00
~~\$184,000.00~~ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
 OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
 administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee,
 his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of
 said premises; that they are free from all encumbrances, except as shown above; that it has a
 good right to sell and convey the same as aforesaid; and that it will, and its successors and
 assigns shall, warrant and defend the same to the Grantee, their heirs, executors,
 administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, ONETRUST FINANCIAL, A DIVISION OF
 NATIONAL INDEPENDENT COMPANY, SUCCESSOR TRUSTEE OF THE C.G.
 WANDER, JR. TRUST U/A/D 50/2085 by SUSAN F. HAMMOND its SENIOR VICE
 PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature
 and seal on this the 14th day of May, 2014.

ONETRUST FINANCIAL, A DIVISION OF
 NATIONAL INDEPENDENT COMPANY,
 SUCCESSOR TRUSTEE OF THE C.G. WANDER, JR.
 TRUST U/A/D 5/20/85

Susan F. Hammond, Sr. V.P.
 BY: SUSAN F. HAMMOND, SR. VP

STATE OF Louisiana
 COUNTY OF Lincoln
Parrish

I, the undersigned, a Notary Public in and for said County, in said State, hereby
 certify that Susan F. Hammond, whose name as Senior Vice President of the OneTrust
 Financial, a Division of National Independent Trust Company as trustees of the C.G.
 Wander, Jr. Trust, U/A/D, Trust 5/20/85, as, is signed to the foregoing instrument, and
 who is known to me, acknowledged before me on this day, that, being informed of the
 contents of the said instrument, she, in her capacity as said Senior Vice President of the
 OneTrust Financial, a Division of National Independent Trust Company, and with full
 authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 14 day of May, 2014.

Linda T. Cruse 062414
 Notary Public Linda T. Cruse
 Print Name:
 Commission Expires: death