

THIS INSTRUMENT PREPARED BY:
Ross N. Cohen, Esq.
Baker, Donelson, Bearman,
Caldwell & Berkowitz, PC
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Ouida C. Stephens
5531 Scout Creek Drive
Birmingham, AL 35244

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C., BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

STATE OF ALABAMA)
SHELBY COUNTY)


20140625000192500 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
06/25/2014 01:37:53 PM FILED/CERT

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 19th day of June, 2014, by **LAQUITA S. GREEN**, Successor Incapacity Trustee of the Stephens Living Trust, Dated February 26, 2001 ("Grantor"), to **OIDA C. STEPHENS**, a widowed woman ("Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the real estate described as the following (the "Property"):

The west 1/2 of the SE 1/4, the SE 1/4 of the SW 1/4, and all that part of the NE 1/4 of the SE 1/4 lying south and west of a settlement road, being the SW diagonal half of said NE 1/4 of the SE 1/4 all in Section 20, Township 18, Range 1 East and containing 140 acres, more or less.

Part of the NE 1/4 of the SE 1/4 and the South 1/2 of the SE 1/4 of the NE 1/4, all in Section 20, Township 18, Range 1 East; The twenty acres in the NE 1/4 of the SE 1/4 lies in the NE corner of said forty acres more or less.

The SW 1/4 of the NW 1/4 in Section 21, Township 18 South, Range 1 East, the surface and timber rights to the said forty acres.

Subject to taxes, restrictions, rights-of-way, exceptions conditions and easements of record.

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 the Property.

Shelby County, AL 06/25/2014
State of Alabama
Deed Tax: \$47.00

The Property is conveyed subject to the following (the "Permitted Encumbrances"):

1. Ad valorem taxes for tax year 2014 and subsequent years; and
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on and under the Property.

TO HAVE AND TO HOLD, to the said Grantee, herself, her heirs, executors, administrators and assigns forever. Grantor does for herself, her heirs, executors, administrators and assigns, covenant with Grantee, herself, her heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except the Permitted Encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor and herself, her heirs, executors, administrators and assigns shall warrant and defend the same to Grantee, and herself, her heirs, executors, administrators and assigns, forever, against the claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

LaQuita S. Green, Successor Incapacity
Trustee of the Stephens Living Trust,
Dated February 26, 2001
5531 Scout Creek Drive
Birmingham, AL 35244

Grantee's Name and Mailing Address:

Ouida C. Stephens
5531 Scout Creek Drive
Birmingham, AL 35244

Tax Assessor Total Market Value: \$ 46,800


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[Signatures appear on following page.]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the date first written above.

Laquita S. Green

LAQUITA S. GREEN, Successor Incapacity
Trustee of the Stephens Living Trust, Dated
February 26, 2001

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LAQUITA S. GREEN**, Successor Incapacity Trustee of the Stephens Living Trust, Dated February 26, 2001 whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of June, 2014.

Marian M. Kuehl

Notary Public

My Commission Expires: March 21, 2017

[NOTARIAL SEAL]

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