

Shelby County, AL 09/02/2014
State of Alabama
Deed Tax: \$171.00

Send tax notice to:
John P. Kovac, Trustee
900 Masters Lane
Birmingham, AL 35244

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20140902000274140 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
09/02/2014 11:16:18 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

TRUSTEE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Patricia A. Kovac Management Trust dated October 10, 2012 as a result of the death of Patricia A. Kovac on November 18, 2013, the undersigned Grantor, John P. Kovac, in his capacity as Trustee of said Trust, with the general authority to execute conveyances conferred upon the Trustee, does grant, bargain, sell and convey unto John P. Kovac, and any successors, as Trustee of the Family Trust under the Patricia A. Kovac Management Trust dated October 10, 2012 (hereinafter referred to as "Grantee"), all of the Trust's undivided one-half (½) interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the survey of Heatherwood, 4th Sector, as recorded in Map Book 9 page 161 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SOURCE OF TITLE: 20121015000394280

This conveyance is made subject to the following:

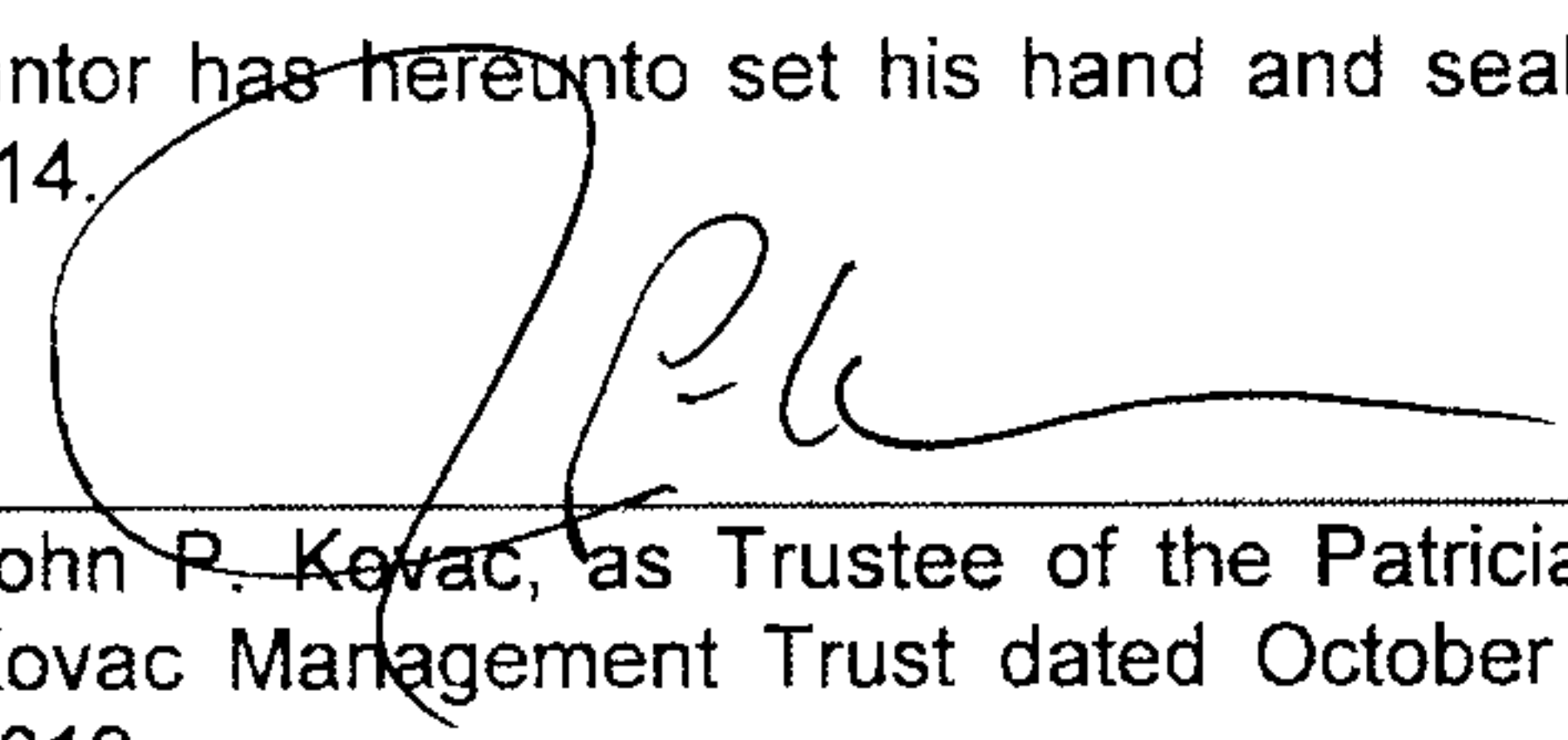
1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Building setback line of 40 feet reserved from Heatherwood Drive and East Side of lot as shown by Plat.
3. Public utility easements as shown by recorded Plat, including a 5 foot easement on the West side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 71 page 737 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 93 Page 103 in the Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 84 Page 162 in the Probate Office.
7. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in and Release of Damages set out in Real 106 Page 399 in Probate Office.

8. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Jefferson County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his successors and assigns forever. Full power and authority is granted to the trustee, to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee may determine. No person dealing with the trustee shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

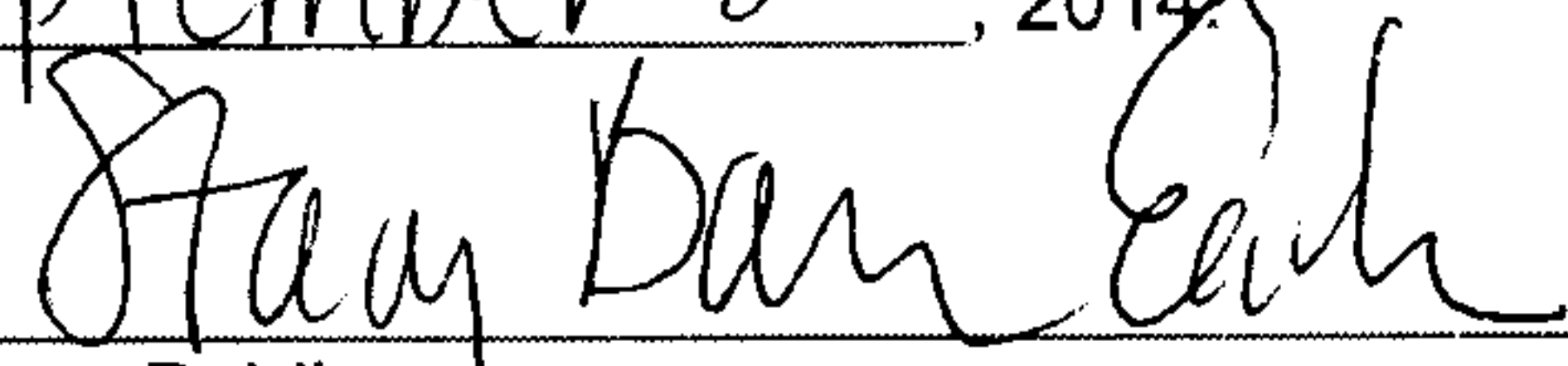
This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on September 2nd, 2014.


John P. Kovac, as Trustee of the Patricia A. Kovac Management Trust dated October 10, 2012

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that John P. Kovac, whose name as Trustee of the Patricia A. Kovac Management Trust dated October 10, 2012, 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, he, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand on September 2nd, 2014


Notary Public

Stacy Barron Eads
Printed Name

(NOTARY SEAL)

My Commission Expires: 9/25/17


20140902000274140 2/3 \$191.00
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Real Estate Sales Validation Form

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

Grantor's Name John P. Kovac, Trustee
Mailing Address 900 Masters Lane
Birmingham, AL 35244

Grantee's Name John P. Kovac, Trustee
Mailing Address 900 Masters Lane
Birmingham, AL 35244

Property Address 1/2 interest in:
900 Masters Lane
Birmingham, AL 35244

Date of Sale 9/2/2014

Total Purchase Price \$ N/A

or

Actual Value \$ N/A

or

Assessor's Market Value \$ 342,000 $\frac{1}{2} = 171,000$



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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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other Tax Assessor's Market Value

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 9/2/2014

Print

John P. Kovac

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1