

Send tax notice to:
Delmar Bischoff, et al
1117 Crest Avenue
Homewood, AL 35209

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

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. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

PERSONAL REPRESENTATIVE/TRUSTEE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

THAT, WHEREAS, Katherine B. Bischoff departed this life on September 27, 2011, and her Last Will and Testament dated November 1, 2002, was admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 213422; and

WHEREAS, John J. Bischoff and Delmar F. Bischoff were appointed as Personal Representatives of the decedents estate by Letters Testamentary issued on October 18, 2011; and

WHEREAS, Katherine B. Bischoff died seized and possessed of the hereinafter described real property (the "Property"); and

WHEREAS, the Last Will and Testament of said decedent provided that all of her residuary estate, including the Property, would pass to the Katherine J. Bischoff Management Trust dated November 1, 2002, as amended April 25, 2003 ("Management Trust"); and

WHEREAS, the terms of said Management Trust provided that for a period of two (2) years following the date of death of the decedent (the "apportionment date"), the residuary estate, including the Property, would be held in trust, without division into shares, for the residuary beneficiaries, to wit: John J. Bischoff, Delmar F. Bischoff, Floyd William Bischoff, Jr. and Robert Bischoff (hereinafter, referred to "beneficiaries"); and

WHEREAS, upon the apportionment date, the Trustees shall apportion the trust estate into equal shares for the beneficiaries; and

WHEREAS, rather than make a series of transfers in succession to the Management Trust and then to the beneficiaries, the Property shall be conveyed to the beneficiaries by this single conveyance.

NOW THEREFORE, in consideration of the above recitals, and the authority contained in the Will of said decedent and said trust, the undersigned Grantors, John J. Bischoff and Delmar F. Bischoff, whose address is 1117 Crest Avenue, Homewood, AL 35209, in their capacities as Personal Representatives and Trustees, as aforesaid, do grant, bargain, sell and convey unto John J. Bischoff, Delmar F. Bischoff, Floyd William Bischoff, Jr. and Robert Bischoff, as tenants in common (hereinafter referred to as "Grantees"), whose address is 1117 Crest Avenue, Homewood, AL 35209, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of NW ¼ of SE ¼ of Section 18, Township 22 South, Range 2 West; thence West along Mid-Section line 350 feet, more or less to West boundary of road; thence Southwardly along road 695 feet more or less, to north boundary of Calera-Spring Creek Road; thence West along North line of said road to a point 270 feet East of the West line of said forty; thence South 2166 feet more or less to Section line; thence East along Section line 1050 feet more or less, to SE corner of SW ¼ of SE ¼; thence North along Quarter Section line 2640 feet more or less to point of beginning.

SOURCE OF TITLE: Book 353, Page 777

Property Address is unknown

Tax Assessor's Value: \$244,200

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. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby 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 Grantees, their heirs and assigns forever.

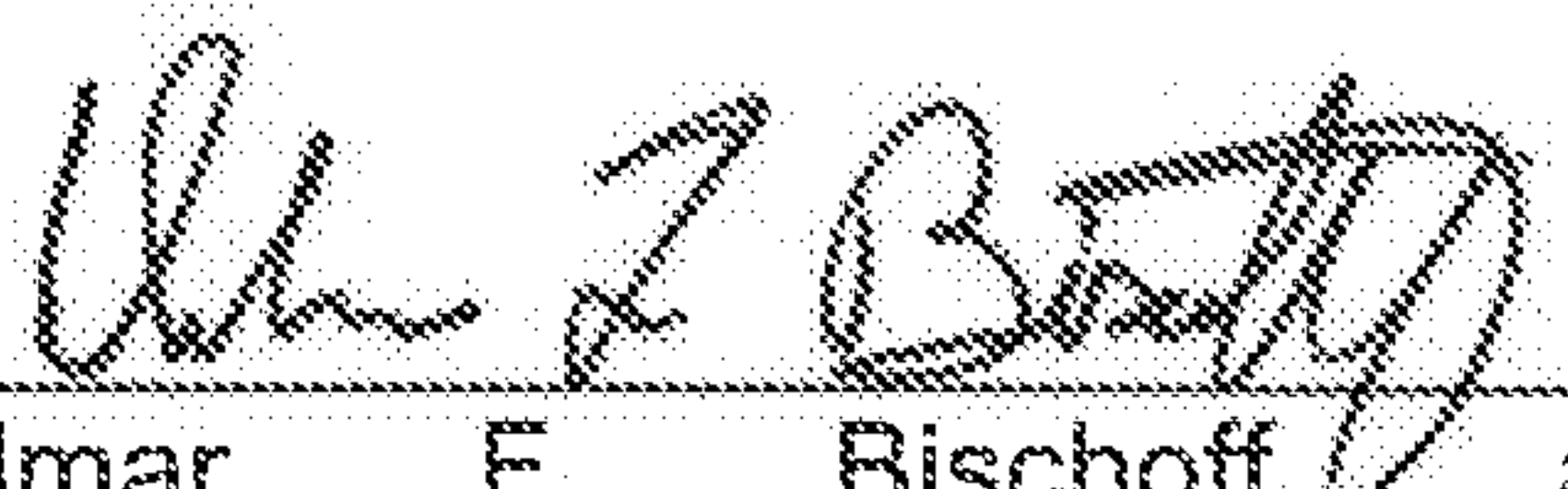
Grantor and the Grantee, John J. Bischoff, is one and the same person; and Grantor and Grantee, Delmar F. Bischoff, is one and the same person.

This instrument is executed by the Grantors solely in their 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 Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacities named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 19th day of December, 2014.



John J. Bischoff, as Personal Representative of the Estate of Katherine J. Bischoff, deceased, and as Trustee of the Katherine J. Bischoff Management Trust dated November 1, 2002, as amended April 25, 2003



Delmar F. Bischoff, as Personal Representative of the Estate of Katherine J. Bischoff, deceased, and as Trustee of the Katherine J. Bischoff Management Trust dated November 1, 2002, as amended April 25, 2003

ACKNOWLEDGMENTS ARE ON THE FOLLOWING PAGE

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that John J. Bischoff, whose name as Personal Representative of the Estate of Katherine J. Bischoff, deceased, and as Trustee of the Katherine J. Bischoff Management Trust dated November 1, 2002, as amended April 25, 2003 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 Personal Representative, executed the same voluntarily on the day the same bears date.

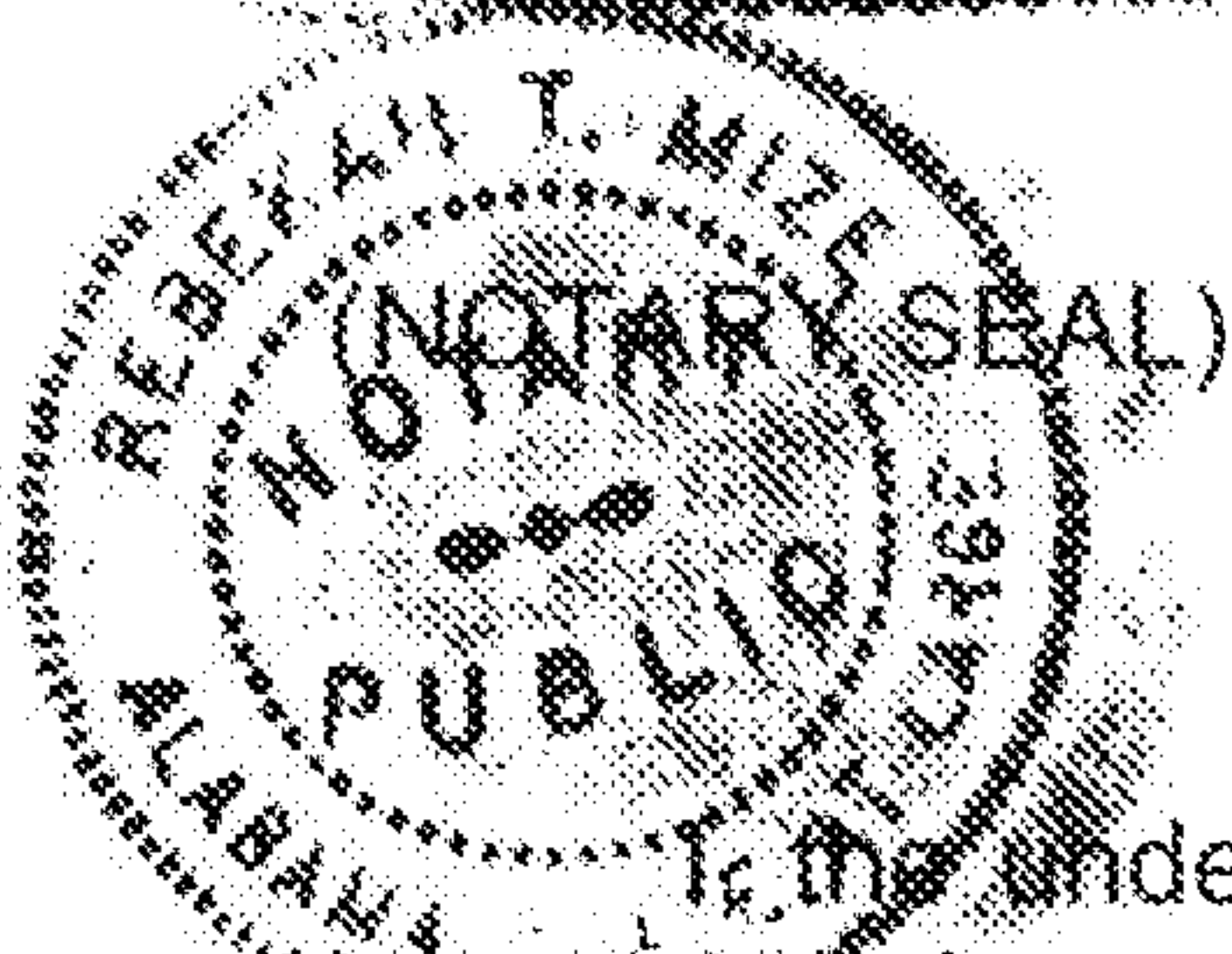
Given under my hand this 19th day of December, 2014.

REBEKAH T. MIZE
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 09-30-2018

Rebekah T Mize
Notary Public

Rebekah T Mize
Printed Name

My Commission Expires: 9-30-2018



I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Delmar F. Bischoff, whose name as Personal Representative of the Estate of Katherine J. Bischoff aka Katherine B. Bischoff, deceased, and as Trustee of the Katherine J. Bischoff Management Trust dated November 1, 2002, as amended April 25, 2003 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 Personal Representative, executed the same voluntarily on the day the same bears date.

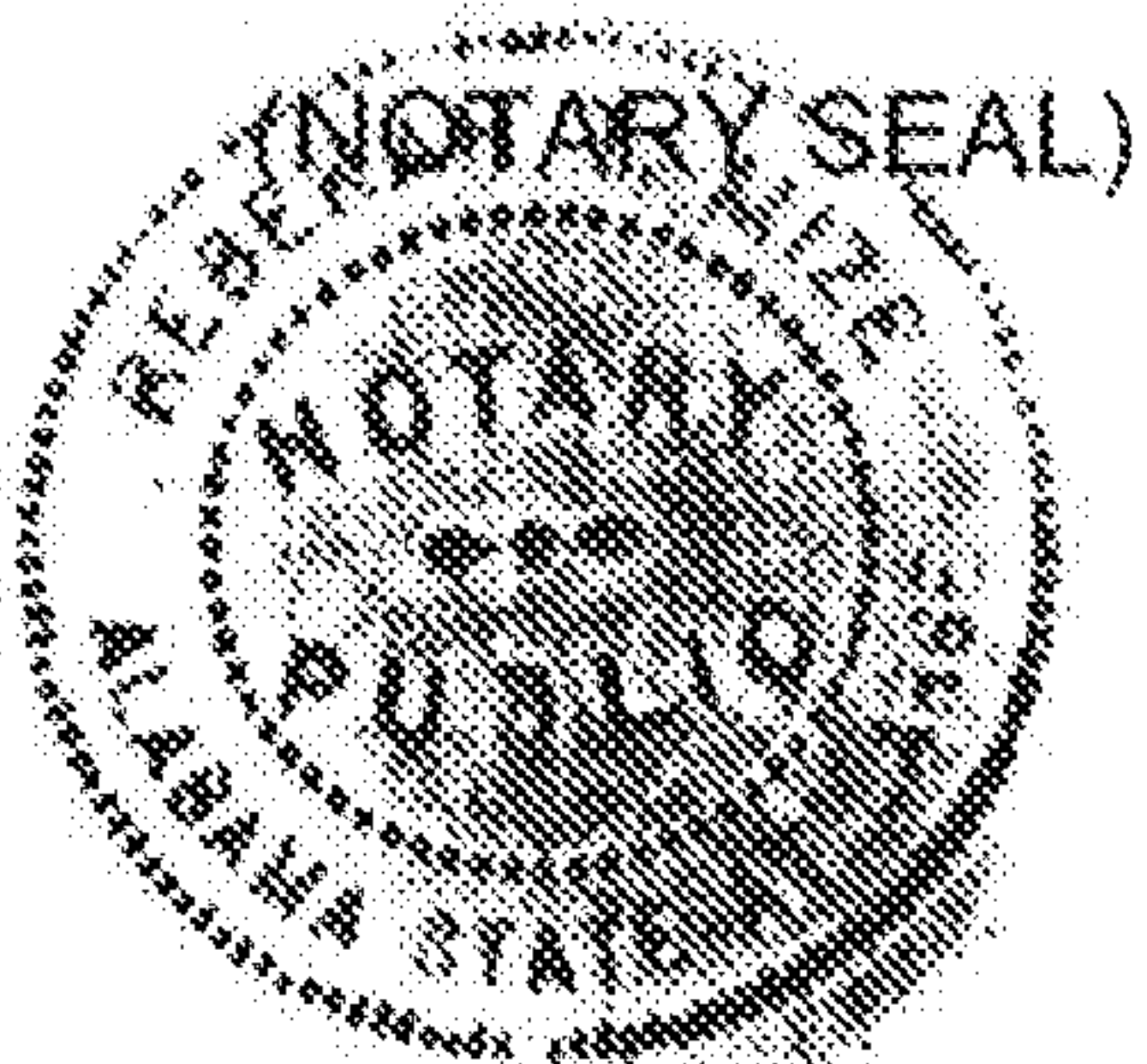
Given under my hand this 19th day of December, 2014.

REBEKAH T. MIZE
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 09-30-2018

Rebekah T Mize
Notary Public

Rebekah T Mize
Printed Name

My Commission Expires: 9-30-2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2015 12:25:31 PM
\$267.50 CHERRY
20150105000004020

James W. Fuhrmeister