


See Exhibit A:

IN THE PROBATE COURT OF
CHILTON COUNTY, ALABAMA


20150113000013720 1/7 \$32.00
Shelby Cnty Judge of Probate, AL
01/13/2015 03:52:08 PM FILED/CERT

IN RE: THE ESTATE OF
GLEN H. YANCEY,
AN INCAPACITATED PERSON
AND A PERSON IN NEED
OF PROTECTION

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LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP

BE IT REMEMBERED, AND MADE KNOW TO ALL WHOM IT MAY CONCERN:

That on the application of William Randall Yancey and Raymond P. Yancey to be appointed the Guardian(s) and Conservator(s) of his/their father, Glen H. Yancey and upon sufficient and legal evidence that said appointment is proper under the laws of Alabama, I have caused these Letters of Guardianship and Conservatorship to issue to William Randall Yancey and Raymond P. Yancey, as the Guardian(s) of the person of Glen H. Yancey and the Conservator(s) over the Estate of Glen H. Yancey, both real, personal and mixed of every kind and character, wherever the same may be situated and to do whatever may be required of him/her/them which is allowed by law and specifically, he/she/they is/are authorized to make all major decisions concerning the health, safety and well-being of Glen H. Yancey, including but not exclusive of, obtaining proper housing for him/her in an appropriate nursing home and/or other housing facility and in making decisions to provide him/her with emergency medical care. Further, William Randall Yancey and Raymond P. Yancey is authorized and directed to exercise the following powers and duties:

Code of Alabama, §26-2A-152(c) and (d):

(c) A conservator, acting as a fiduciary in efforts to accomplish the purpose of the appointment, may act without court authorization or confirmation, to

- (1) Collect, hold, and retain assets of the estate including land in another state and stocks of private corporations, until determining that disposition of the assets should be made, and the assets may be retained even though they include an asset in which the conservator is personally interested

- (2) Receive additions to the estate;
- (3) Acquire an undivided interest in an asset of the estate that is otherwise an investment authorized for the conservator and in which the conservator, in any Fiduciary capacity, holds an undivided interest;
- (4) Invest and reinvest estate assets in accordance with subsection (b);
- (5) Deposit estate funds to the extent insured in a state or federally insured financial institution, including one operated by the conservator;
- (6) Acquire an asset for the estate that is an authorized investment for conservators, including land in another state, for cash or on credit, at public or private sale, and manage, develop, improve, partition, or change the character of an estate asset;
- (7) Dispose of an asset, other than real property, of the estate for cash or on credit, at public or private sale, and manage or change the character of an estate asset;
- (8) Make ordinary or extraordinary repairs or alterations in buildings or other structures;
- (9) Enter for any purpose into a lease as lessor or lessee for a term not exceeding five years;
- (10) Enter into a lease or arrangement for exploration and removal of minerals or other natural resources or enter into a pooling or unitization agreement;
- (11) Grant an option for a period not exceeding one year involving disposition of an estate asset;
- (12) Vote a security, in person or by general or limited proxy;
- (13) Pay calls, assessments, and any other sums chargeable to or accruing against or on account of securities;
- (14) Sell or exercise stock-subscription or conversion rights;
- (15) Deposit any stocks, bonds, or other securities at any time held in any pool or voting trust containing terms or provisions approved by the conservator;
- (16) Consent, directly or through a committee or other agent, to the reorganization, consolidation, merger, dissolution, or liquidation of a

corporation or other business enterprise;

- (17) Insure the assets of the estate against damage or loss and the conservator against liability with respect to third persons;
- (18) Borrow money for the protection of the estate to be repaid from estate assets or otherwise; advance money for the protection of the estate or the protected person and for all expenses, losses, and liability sustained in the administration of the estate or because of the holding or ownership of any estate assets, for which the conservator has a lien on the estate as against the protected person for advances so made;
- (19) Pay or contest any claim; settle a claim by or against the estate or the protected person by compromise, arbitration, or otherwise; and release, in whole or in part, any claim belonging to the estate to the extent the claim is uncollectible;
- (20) Pay reasonable annual compensation of the conservator, subject to final approval of the court in an accounting under Section 26-2A-147;
- (21) Pay taxes, assessments, and other expenses incurred in the collection, care, administration, and protection of the estate;
- (22) Allocate items of income or expense to either estate income or principal, as provided by the applicable principal and income act or other law, including creation of reserves out of income for depreciation, obsolescence, or amortization, or for depletion in mineral or timber properties;
- (23) Pay any sum distributable to a protected person by - (i) paying the sum to the distributee, (ii) applying the sum for the benefit of the distributee, or (iii) paying the sum for the use of the distributee, or, if none, to a relative or other person having custody of the distributee;
- (24) Employ persons, including attorneys, auditors, investment advisors, or agents, even though they are associated with the conservator, to advise or assist in the performance of administrative duties;

- (25) Prosecute or defend actions, claims, or proceedings in any jurisdiction for the protection of estate assets and of the conservator in the performance of fiduciary duties;
 - (26) Execute and deliver all instruments that will accomplish or facilitate the exercise of the powers vested in the conservator; and
 - (27) Hold a security in the name of a nominee or in other form without disclosure of the conservatorship so that title to the security may pass by delivery, but the conservator is liable for any act of the nominee in connection with the stock so held.
- (d) A conservator, acting as a fiduciary in efforts to accomplish the purpose of the appointment, may act with prior court authorization, to:
- (1) Continue or participate in the operation of any business or other enterprise;
 - (2) Demolish any improvements and raze or erect new party walls or buildings;
 - (3) Dispose of any real property, including land in another state, for cash or on credit, at public or private sale, and manage, develop, improve, partition, or change the character of estate real property;
 - (4) Subdivide, develop or dedicate land or easements to public use; make or obtain the vacation of plats and adjust boundaries;
 - (5) Enter for any purpose into a lease as lessor or lessee for a term of five or more years or extending beyond the term of the conservatorship;
 - (6) Grant an option for a term of more than one year involving disposition of an estate asset; and
 - (7) Take an option of the acquisition of any asset.

The guardians, or either of them, are further specifically authorized to make decisions regarding the withholding of life sustaining treatment or artificially provided hydration should the ward become terminally ill or injured and/or permanently unconscious, as determined by the primary physician of the ward and another



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physician..

WITNESS my hand and official seal this 12th day of June, 2014.

Robert M. Martin
JUDGE OF PROBATE
CHILTON COUNTY

**STATE OF ALABAMA
CHILTON COUNTY**

I, Robert M. Martin, Judge of Probate, hereby certify that the foregoing is a true and correct copy of Letters of Guardianship and Conservatorship issued in favor of William Randall Yancey and Raymond P. Yancey, as Guardian(s) and Conservator(s) of Glen H. Yancey, as same appears of record in my office.

Witness my hand and official seal this 12th day of June, 2014.

Robert M. Martin
Robert M. Martin
Judge of Probate
Chilton County, Alabama

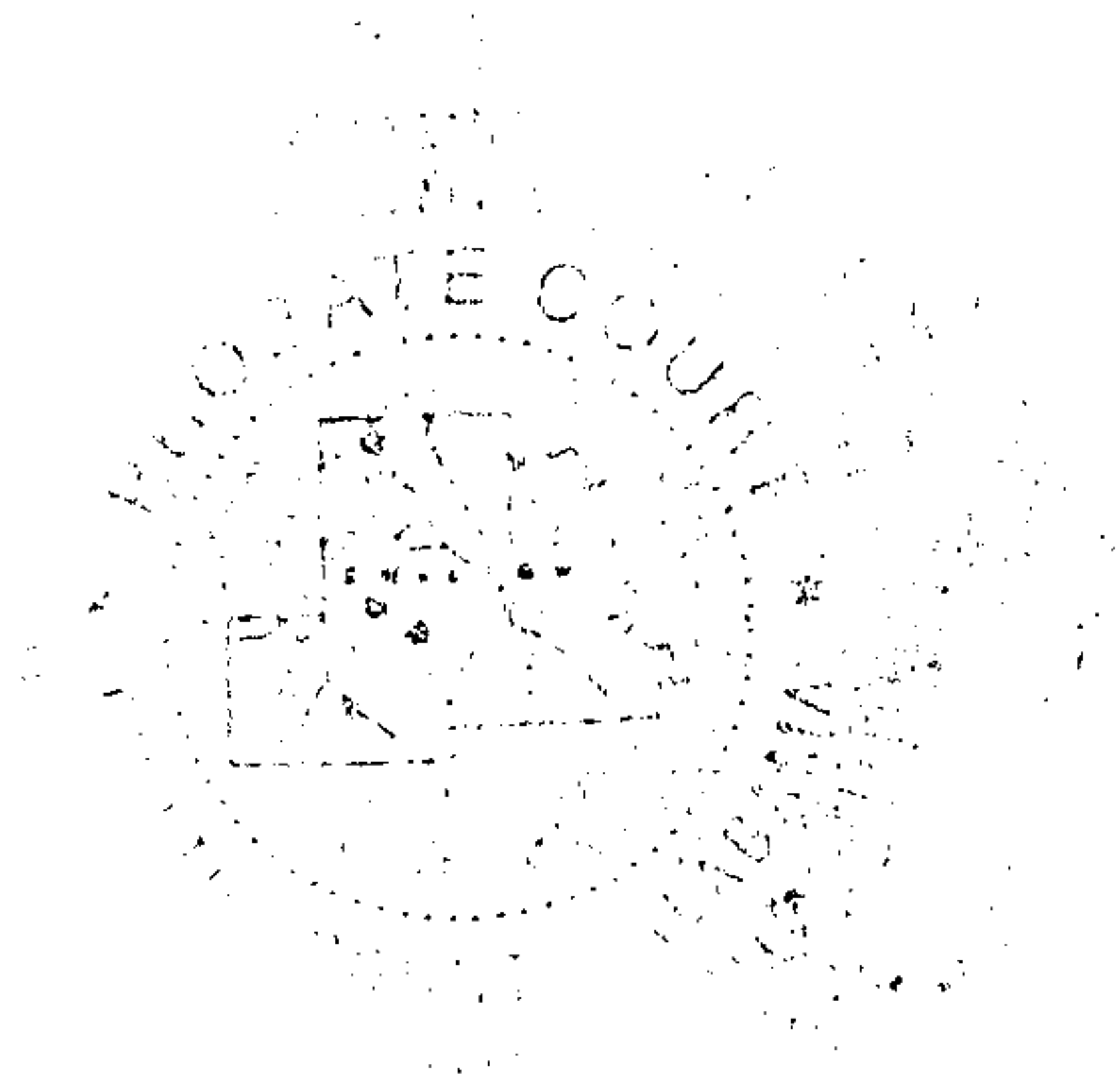


Exhibit A

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

20131223000488810 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
12/23/2013 12:36:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty-Four Thousand And No/100 Dollars (\$54,000.00) in hand paid by Glen H. Yancey (hereinafter referred to as "GRANTEES") to Timberline Development, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 13, according to the Map and Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, & C, in the Office of the Judge of Probate of Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2014 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

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TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this December 19, 2013.

Timberline Development, LLC

BY: Delton L. Clayton

Delton L. Clayton, Manager

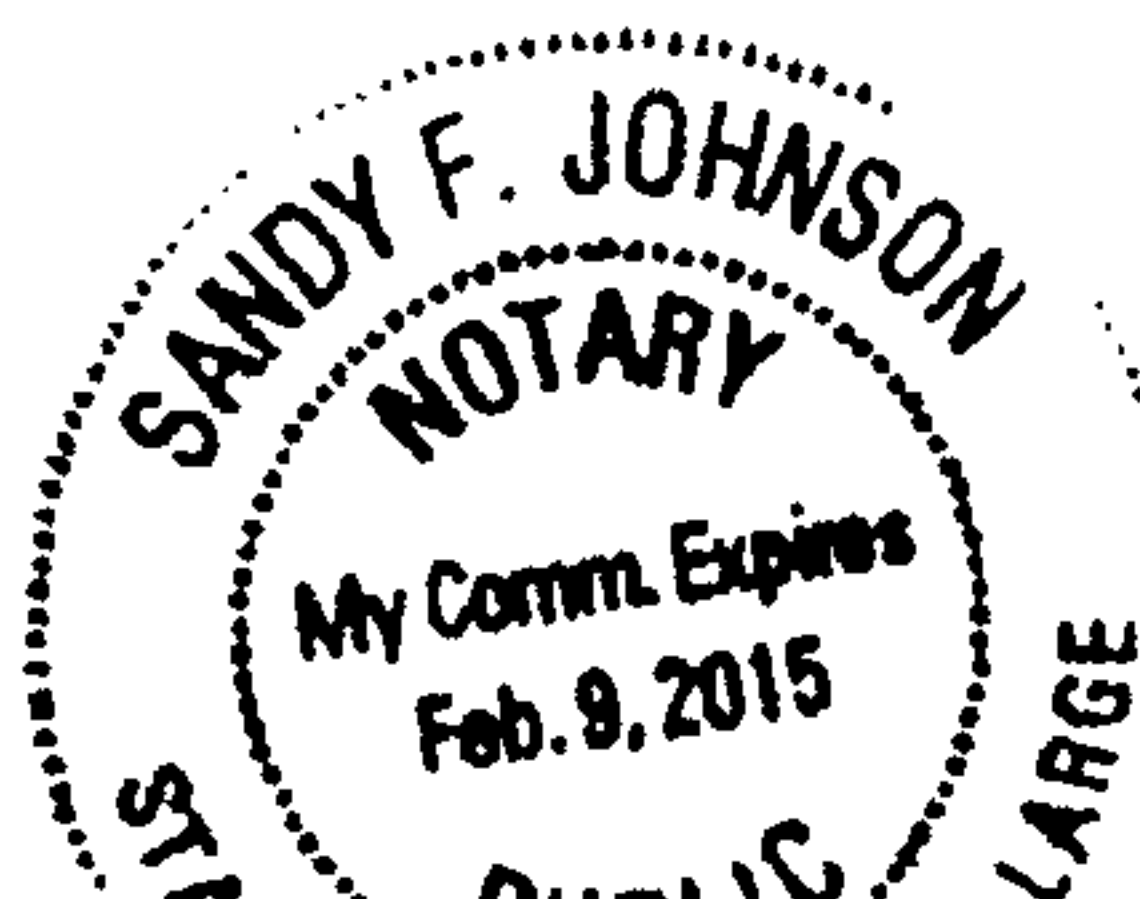
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of Timberline Development, LLC, 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal on the 19th day of December, 2013.

Notary Public
Commission Expires:

Shelby County: AL 12/23/2013
State of Alabama
Deed Tax: \$54.00



Mailing Address

100 Applegate Ct
Pelham, AL 35124

Mailing Address

469 City Rd 39
Clanton AL 35046

Property Address Lot 13, Reserve at Timberline
Calera, AL 35040

Date of Sale December 19, 2013

Total Purchase Price \$54,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

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 - Timberline Development, LLC, , ,

Grantee's name and mailing address - Glen H. Yancey, , ,

Property address - Lot 13, Reserve at Timberline, Calera, AL 35040

Date of Sale - December 19, 2013.

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.

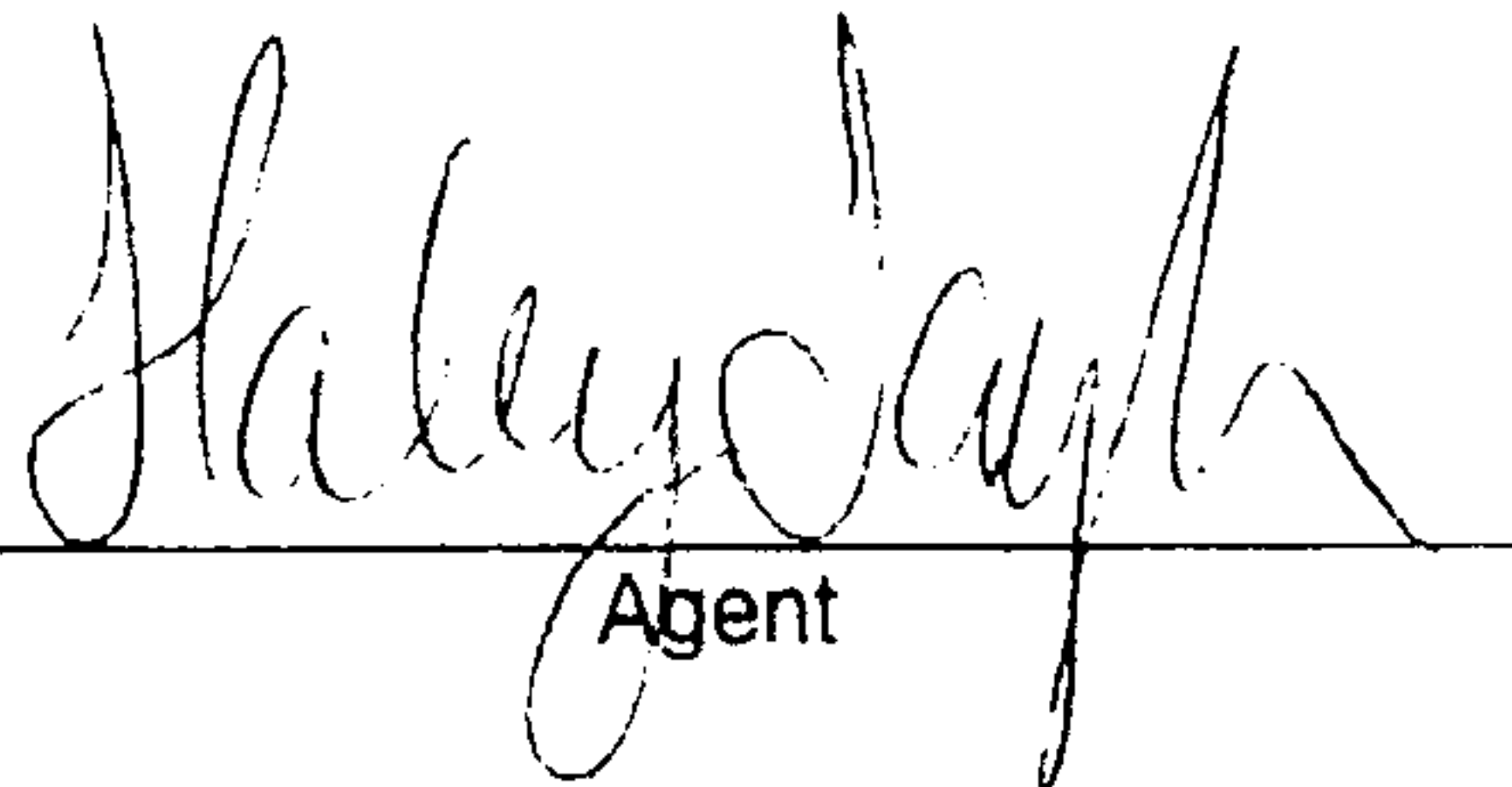
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 with 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: December 19, 2013

Sign


Agent



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