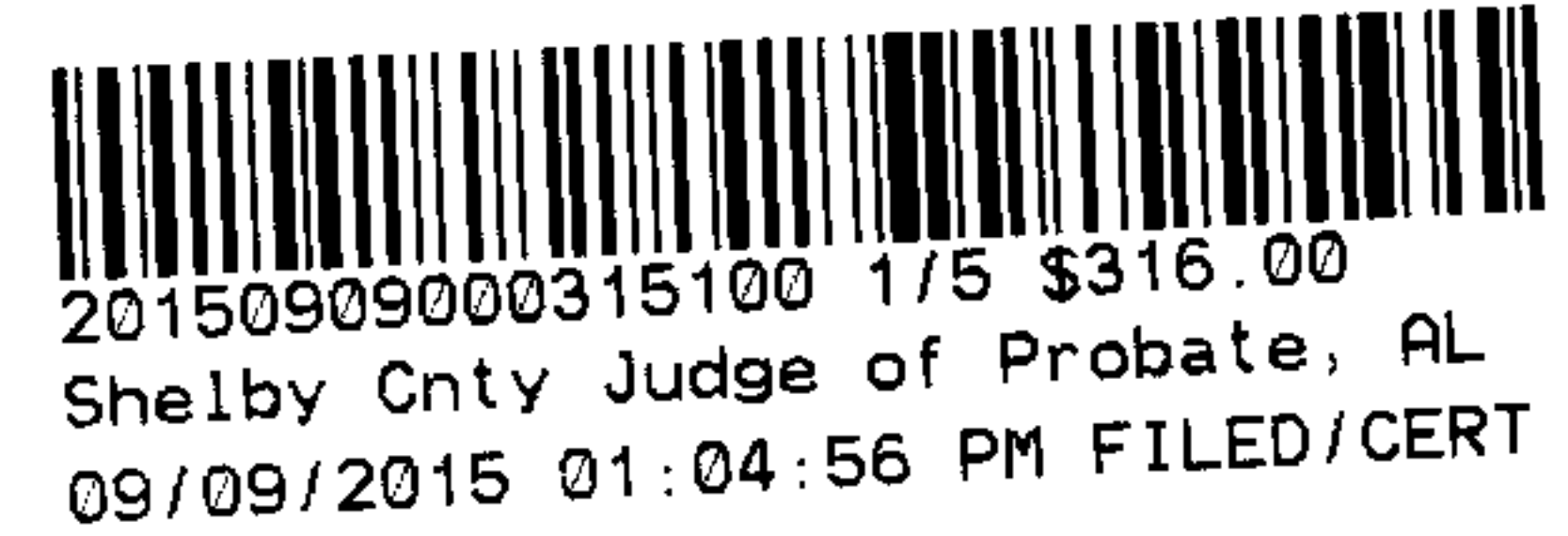


**Send tax notice to:**

Ms. Ann Paget Pizitz  
c/o Pizitz Management Group  
2140 11<sup>th</sup> Avenue South, Suite 300  
Birmingham, Alabama 35205

**This Instrument Prepared By and  
Upon Recording Return To:**

Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
Attn: Adam J. Sigman, Esq.



STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT PURSUANT TO THE TERMS AND CONDITIONS OF THE TRUST  
HEREINBELOW NAMED AND FOR AND IN CONSIDERATION** of Ten and no/100  
Dollars (\$10.00), and other good and valuable consideration to **REGIONS BANK, TRUSTEE  
UNDER THE TESTAMENTARY TRUST CREATED UNDER THAT CERTAIN LAST  
WILL AND TESTAMENT OF ANN NICHOLSON PAGET, CASE NO. 74082, IN THE  
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA** (hereinafter referred to as the  
“Grantor”), in hand paid by **ANN PAGET PIZITZ** (hereinafter referred to as the “Grantee”),  
the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell  
and convey unto Grantee, all that certain real estate lying in the County of Shelby, State of  
Alabama, and more particularly described on Exhibit “A” attached hereto and incorporated  
herein by reference (the “Property”), subject, however, to the matters described below;

**TOGETHER WITH** all appurtenances and improvements thereto belonging or in  
anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and  
ways bounding the Property.

This conveyance is subject to the following:

1. Ad valorem taxes for 2015, and subsequent years;
2. All mineral and, or mining rights not owned by Grantor; and
3. Any and all easements, restrictions, encumbrances, and other matters of  
record affecting the Property and any matter that would be reflected by an  
accurate ALTA/ACSM survey of the same.


Shelby County, AL 09/09/2015  
State of Alabama  
Deed Tax: \$290.00

And said Grantor does, for the above-named trust, and its successors and assigns, covenant with said Grantee, and her heirs, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, warrant and defend the same to the said Grantee, and her heirs, representatives, successors and assigns forever, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

**TO HAVE AND TO HOLD**, to the said Grantee, her heirs, representatives, successors and assigns, forever.


**NOTE:** This instrument is being executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacity, and the undersigned Grantor expressly limits their liability hereunder solely to the property now or hereafter held by them as the Trustee under the Trust Agreement of the hereinabove named trust.

- Remainder of page intentionally left blank -

  
20150909000315100 2/5 \$316.00  
Shelby Cnty Judge of Probate, AL  
09/09/2015 01:04:56 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the 2<sup>nd</sup> day of September, 2015.

**GRANTOR:**

  
20150909000315100 3/5 \$316.00  
Shelby Cnty Judge of Probate, AL  
09/09/2015 01:04:56 PM FILED/CERT

REGIONS BANK, TRUSTEE UNDER  
THE TESTAMENTARY TRUST  
CREATED UNDER THAT CERTAIN  
LAST WILL AND TESTAMENT OF  
ANN NICHOLSON PAGET, CASE NO.  
74082, IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMA

By: Kelly Morrison

Name: Kelly L Morrison

Its: Trust Officer

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelly Morrison, whose name as Vice President of REGIONS BANK, TRUSTEE UNDER THE TESTAMENTARY TRUST CREATED UNDER THAT CERTAIN LAST WILL AND TESTAMENT OF ANN NICHOLSON PAGET, CASE NO. 74082, IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he or she, as such officer and with full authority, executed the same voluntarily as trustee of the said Trust, with full authority, on the day the same bears date.

Given under my hand this the 2<sup>nd</sup> day of September, 2015.

Julie S. Upato  
Notary Public  
My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

MY COMMISSION EXPIRES MARCH 24, 2019



## **EXHIBIT "A"**

### **Legal Description of Property**

Parcel I:

Part of the West half of the Southwest Quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said West half of Southwest Quarter, run in a Southerly direction along the West line of said section for a distance of 528.19 feet to the point of beginning, thence turn an angle to the left of 88 degrees 35 minutes and run in an Easterly direction for a distance of 759.11 feet, thence turn an angle to the right of 65 degrees 13 minutes and run in a Southeasterly direction for a distance of 139.00 feet, thence turn an angle to the right of 65 degrees 00 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 10 degrees 00 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 10 degrees 30 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 7 degrees 10 minutes and run in a southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 4 degrees 10 minutes and run in a Southerly direction for a distance of 100.00 feet, thence turn an angle to the left of 8 degrees 10 minutes and run in a Southerly direction for a distance of 148 feet, more or less, to the center of Acton Creek, thence turn an angle to the right and run along the center of Acton Creek for a distance of 1,050 feet, more or less, to its intersection with the West line of said section, thence turn an angle to the right and run in a northerly direction along the West line of said section for a distance of 1,537 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.


Mineral and mining rights excepted.

LESS AND EXCEPT Part of the NW¼ of the SW¼ of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said NW¼ of SW¼, run in a southerly direction along the west line of said section for a distance of 528.19 feet, thence turn an angle to the left of 88°-35' and run in an easterly direction for a distance of 194.00 feet, thence turn an angle to the right of 78°-03' and run in a southerly direction for a distance of 81.23 feet to the point of beginning, thence turn an angle to the left of 91°-23' and run in an easterly direction for a distance of 117.17 feet, thence turn an angle to the right of 93°-44' and run in a southerly direction for a distance of 175.21 feet, thence turn an angle to the right of 81°-05' and run in a westerly direction for a distance of 62.19 feet, thence turn an angle to the left of 73°-35' and run in a southerly direction for a distance of 58.38 feet, thence turn an angle to the right of 54°-47' and run in a southwesterly direction for a distance of 82.11 feet; thence turn an angle to the right of 90°-34' and run in a northwesterly direction for a distance of 117.14 feet, thence turn an angle to the right of 23°-25' and run in a northerly direction for a distance of 163.6 feet, thence turn an angle to the right of 90°-00' and run in an easterly direction for a distance of 89.12 feet, more or less, to the point of beginning, containing 1.0 acres, more or less.

The grantors hereby reserve a right-of-way 30 feet in width for ingress and egress to the above described one (1) acre parcel, over and across the acreage herein conveyed.

Parcel II:

Parcel A, the former Lots 35, 36 & 37, Heatherwood 3rd Sector, as recorded in Map Book 9, Page 30 in the office of the Judge of Probate of Shelby County, Alabama.

  
20150909000315100 4/5 \$316.00  
Shelby Cnty Judge of Probate, AL  
09/09/2015 01:04:56 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Regions Bank, Trustee under the Testamentary Trust created  
Mailing Address under that certain Last Will and Testament of Ann Nicholson Paget,  
Case No. 74082, in the Probate Court of Jefferson County, Alabama  
Regions Bank, Attn: Mollie Seymour  
P.O. Box 11426, Birmingham, AL 35202

Grantee's Name Ann Paget Pizitz  
Mailing Address c/o Pizitz Management Group  
2140 11th Ave S, Suite 300  
Birmingham, AL 35205

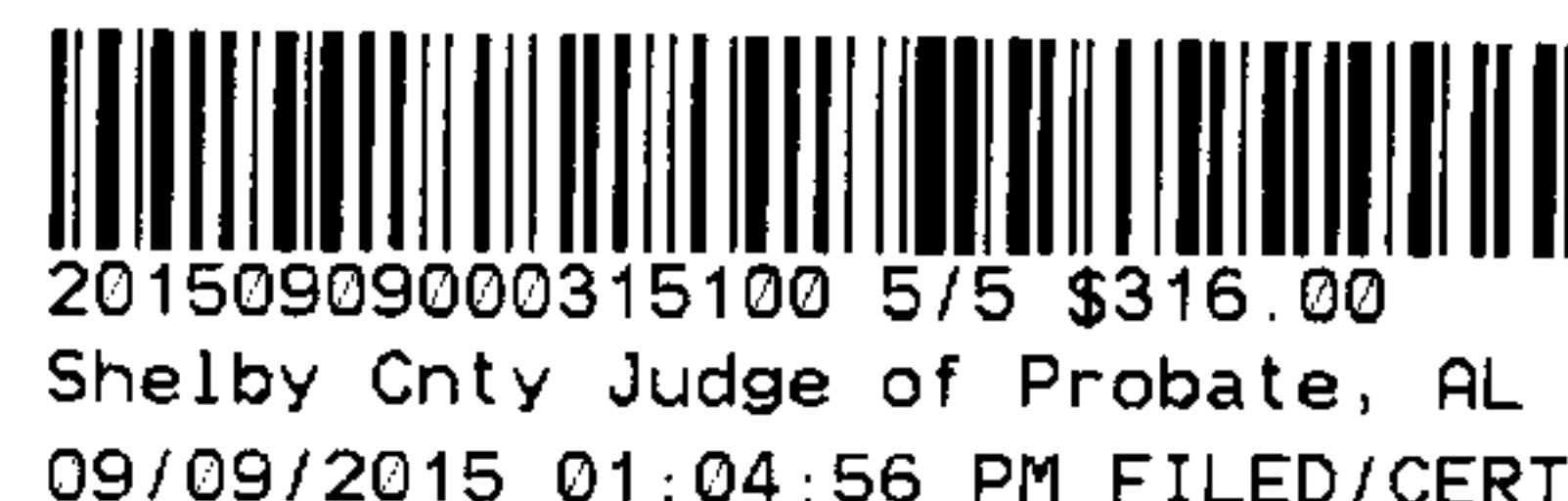
Property Address Please see attached legal description:  
Parcel ID 10 2 10 0 003 007.000  
Parcel ID 10 2 09 0 001 001.077

Date of Sale 9-2-15  
Total Purchase Price \$ 290,000.00  
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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



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 \_\_\_\_\_

\_\_\_\_ Unattested

(verified by)

Print Kelly L Morrison for Regions Bank

Sign

Kelly L Morrison

(Grantor/Grantee/Owner/Agent) circle one

Regions Bank, Trustee under the Testamentary Trust created under that certain Last Will and Testament of Ann Nicholson Paget, Case No. 74082, in the Probate Court of Jefferson County, Alabama

Form RT-1