This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, Alabama 35216
(205) 795-2080

SEND TAX NOTICE TO:
Matthew Stephen Davis & William B. Davis
4938 Indian Valley Road
Birmingham, AL 35244

20151130000409250 1/5 $303.50
Shelby Cnty Judge of Probate, AL
11/30/2015 03:53:03 PM FILED/CERT

TRUSTEE'S WARRANTY DEED

Shelby County, AL 11/30/2015
State of Alabama
Deed Tax:$276.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, **MATTHEW STEPHEN DAVIS AND WILLIAM B. DAVIS, AS SUCCESSOR TRUSTEES OF THE SALLY S. DAVIS MANAGEMENT TRUST DATED NOVEMBER 1, 1999**, as amended (hereinafter referred to as "Grantor"), do hereby remise, release, and convey unto **MATTHEW STEPHEN DAVIS AND WILLIAM B. DAVIS** (hereinafter referred to as "Grantees") in equal shares as tenants in common, all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, State of Alabama, to-wit (hereinafter the "Real Estate"):

Lot 2, according to the Survey of the Davis Addition to Valleydale, as recorded in Map Book 21, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Warranty Deed dated February 17, 2000 from Joseph B. Davis and Sally S. Davis, husband and wife, to Sally S. Davis, as Trustee of the Sally S. Davis Management Trust dated November 1, 1999, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 29, 2000, Instrument Number 2000-09989. The Parcel ID No. for the Real Estate is 10 5 16 0 004 053.020.

Subject to:
1. 2016 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The Real Estate is not the homestead property of the Grantor.

This deed is executed for nominal consideration for the purpose of perfecting the title to real estate, and is given pursuant to the Settlement Agreement and Modification of Trust dated September 18, 2015.

TO HAVE AND TO HOLD the aforesaid Real Estate, together with improvements and appurtenances thereunto appertaining, unto the Grantees, their heirs, executors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Grantor 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 said Grantor in their individual capacity, and the Grantor expressly limits their liability hereunder to the property now or hereafter held by them in the representative capacity named.

(Signatures and notaries appear on the following pages)

IN WITNESS WHEREOF, Matthew Stephen Davis and William B. Davis in their capacities as Successor Trustees under the Trust, have set their hand and seal this 18th day of Nov, 2015.

SALLY S. DAVIS MANAGEMENT TRUST DATED NOVEMBER 1, 1999, AS AMENDED

Matthew Stephen Davis, as Successor Trustee of the Trust

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, Victoria C. Key, a Notary Public in and for said County, in said State, hereby certify that Matthew Stephen Davis, whose name as Successor Trustee of the Trust, 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 executed the same voluntarily and with full authority as such Successor Trustee.

Given under my hand and official seal this 18th day of Nov, 2015.

(Notary Seal)

Notary Public
My Commission Expires: 12/26/16

20151130000409250 3/5 $303.50
Shelby Cnty Judge of Probate, AL
11/30/2015 03:53:03 PM FILED/CERT

VICTORIA C KEY
NOTARY PUBLIC
My Commission Expires December 26, 2016
ALABAMA STATE AT LARGE

William B. Davis

William B. Davis, as Successor Trustee of the Trust

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, THOMAS WHITE, a Notary Public in and for said County, in said State, hereby certify that William B. Davis, whose name as Successor Trustee of the Trust, 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 executed the same voluntarily and with full authority as such Successor Trustee.

Given under my hand and official seal this 24 day of Nov., 2015.

(Notary Seal)

Thomas White THOMAS WHITE

Notary Public
My Commission Expires

Alabama State At Large
Notary Public
Thomas L White
My Commission Expires 6/22/2018

Real Estate Sales Validation Questionnaire

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

Grantor's Name Sally S. Davis Management Trust
Mailing Address 4938 Indian Valley Road
Birmingham, AL 35244

Grantee's Name Matthew Stephen Davis & William B. Davis
Mailing Address 4938 Indian Valley Road
Birmingham, AL 35244

Property Address 2841 Valleydale Road
Birmingham, AL 35244

Date of Sale November 18, 2015
Total Purchase Price $
or
Current Assessor's MV $ 276,490

Documentary Evidence provided:
____ Closing Statement
____ Bill of Sale
____ Sells Contract
____ Other _____

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recordation of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11-30-2015

Print MARK W. MACOY, ATTORNEY FOR TRUST
Sign _____
(Owner / Agent) circle one