


SEND TAX NOTICE TO:

Joseph Bateh, Jr., Family Trust  
Attention: Brian Bateh, Trustee  
5646 Lake Trace Drive  
Hoover, Alabama 35244

STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20151218000432520 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/18/2015 02:17:18 PM FILED/CERT

**TRUSTEE'S DEED**

**THIS INDENTURE**, made this 27<sup>th</sup> day of October, 2015, between **Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.), as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.**, hereinafter referred to as Grantor, and **Brian Bateh, as Successor Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.**, hereinafter referred to as Grantee.

WITNESSETH, that in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, said Grantor does, by these presents, grant, bargain, sell and convey unto said Grantee, their successors and assigns all of the Grantor's interest in and to the following described real estate, situated in Shelby County, State of Alabama, to-wit:

An undivided one-half (1/2) interest in the following described real estate:

The Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 25, Township 18 South, Range 2 West, situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:

Begin at the Southwest corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25, Township 18 South, Range 2 West, and run in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 907.79 feet, more or less, to the Southwesterly right-of-way line of Cahaba Beach Road; thence  $159^{\circ} 31' 46''$  to the left in a Northwesterly direction along the Southwesterly right-of-way line of said road a distance of 142.98 feet, more or less, to a point on a line that is 50.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence  $20^{\circ} 28' 14''$  to the left in a Westerly direction along a line that is 50.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 565.77 feet, more or less, to a point; thence  $90^{\circ} 00'$  to the right in a Northerly direction a distance of 10.00 feet to a point on a line that is 60.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence  $90^{\circ} 00'$  to the left in a Westerly direction along a line that is 60.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 150.00 feet to a point; thence  $90^{\circ} 00'$  to the left in a Southerly direction a distance of 10.00 feet to a point on a line that is 50.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence  $90^{\circ} 00'$  to the right in a Westerly direction along a line that is 50.00 feet North of and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 60.00 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence left in a Southerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 50.04 feet to the POINT OF BEGINNING, being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT any portion of subject property lying within a road right of way.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

**TO HAVE AND TO HOLD** the said property unto the Grantee, their heirs and assigns forever.

This conveyance is executed without warranty or representation of any kind on the part of the Trustees, express or implied.

This instrument is executed by between Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.) as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr., and under its powers and authority as said Trustee and neither, this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part Wells Fargo Bank, N.A., in its individual or corporate capacity. It is understood that Wells Fargo Bank, N.A., is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

**WITNESS WHEREOF**, Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.) as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr., has caused this deed to be executed for it and in its name by Janet W. Burttram, its Vice President, who is duly authorized, and has further caused its corporate seal to be hereunto affixed on this 27<sup>th</sup> day October, 2015.

ATTEST:

Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.) as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.

By: JS/10/16

By: Janet W. Burttram  
Janet W. Burttram  
Its: Vice President

#### TRUSTEE'S ACKNOWLEDGMENT

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I hereby certify that Janet W. Burttram and Brad McLeilan, whose names as Vice Presidents of Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.) as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr., are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority on behalf of Wells Fargo Bank, N.A., (Successor in Interest to Wachovia Bank, N.A.) as Trustee of the Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.


Given under my hand and seal this the 27<sup>th</sup> day of October, 2015.

(SEAL)

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12-9-2015

This Instrument Prepared By:

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
(205) 795-1231

  
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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 Wells Fargo Bank, National Association, Trustee  
Mailing Address Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.  
100 Office Park Drive  
Birmingham, Alabama 35223

Grantee's Name Brian Bateh, Successor Trustee  
Mailing Address Joseph Bateh Family Trust T/U/W Joseph Bateh, Jr.  
5646 Lake Trace Drive  
Hoover, Alabama 35244

Property Address Unimproved Property - Cahaba Beach Road  
Birmingham, Alabama 35242  
(1/2 Undivided Interest Only)

Date of Sale October 27, 2015  
Total Purchase Price \$ -0-  
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 Conveyance solely to evidence change of trustee of trust-no consideration paid  
☐ 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 - 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 \_\_\_\_\_

Print Tanya K. Shunnara, Attorney for Grantee

Unattested \_\_\_\_\_

Sign 

Verified by \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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