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THIS INSTRUMENT PREPARED BY:

Larry McClendon
130 N 18TH STREET
Bessemer, AL 35020

Send Tax Notice To:

STATUTORY WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on or about the 12th day of August, 1996 Jack Edward Pratt departed this life, testate, while a resident of Jefferson County, Alabama; and

WHEREAS, at the time of his death, the said Jack Edward Pratt, deceased, was a widower and was survived by his son, namely; Michael Pratt, and two Grandchildren, namely; Zack Taylor Pratt and Manly Joel Pratt, who were all then a resident of Jefferson County, Alabama, and;

WHEREAS, at the time of his death, the said Jack Pratt, owed a home and real property situated in the City of Midfield, Alabama, and;


WHEREAS, the Last Will and Testament of the said Jack Edward Pratt, deceased, was admitted to the Probate Court of Jefferson County, Bessemer, Division, Case Number 32606, and;

WHEREAS, the Last Will and Testament of the said Jack Edward Pratt, deceased, provided that his entire estate was to be left in Trust for the maintenance and support of Jack Pratt's two Grandchildren, namely: Zack Taylor Pratt and Manly Joel Pratt, and, H. Powell Lipscomb, III., was named as the Trustee of the Trust created by the said Last Will and Testament, further, provided that the Trustee was given extensive authority and powers, including the power to sale and to invest property of the Trust, consistent with the said Trust, and;

WHEREAS, as part of this administration of this Trust fund and in order to further provide for the beneficiaries of the trust, the said Powell Lipscomb arranged for the sale of the decedents home place in Midfield, investing the property of the trust to purchase the herein after described real property and home situated in the City of Helena, Shelby County, Alabama, and;

WHEREAS, the Grandchildren of Jack Pratt have continued to live in the home on the herein below described property, with their parents, since the purchase of this property through the date hereof, and;

WHEREAS, the said title to the herein below described property was held by the said H. Powell Lipsconmb III as Trustee of the Trust established by the Last Will and Testament of the said Jack Pratt, deceased, until his death on the 1st day of July, 2008, and;


20160208000038680 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/08/2016 09:34:49 AM FILED/CERT

WHEREAS, on the 2nd day of June, 2009, Carolyn J. Lipscomb, the widow of the said H. Powell Lipscomb, III, deceased, was appointed as Successor Trustee by the Probate Court of Jefferson County, Alabama in case number 32606. The Trust created by the said Jack Edward Pratt, deceased, provided for it's termination upon the youngest Grandchild of the said Jack Edward Pratt, reaching the age of (24) Twenty Four years of age and Manly Joel Pratt, the youngest Grandchild, reached the age of (24) Twenty Four years of age on April 4th, 2015 and;

WHEREAS, because of distributions which have been made to or on behalf of the said Manly Joel Pratt and the said Zack Taylor Pratt from the said trust, the two grandchildren of the said Jack Edward Pratt, deceased, have determined and agreed between themselves that the ownership of the herein described property shall be conveyed to them, jointly, with the said Manly Joel Pratt owning an interest equal to Sixty Percent (60%) of the total and the said Zack Taylor Pratt owning an interest equal to Forty Percent (40%) of the total

NOW THEREFORE, in consideration of these Premises and to fulfill the objectives of the Trust created by the Last Will and Testament of the decedent, I, the undersigned, Carolyn J. Lipscomb, as Successor Trustee to the Trust established by the terms of the Last Will and Testament of the said Jack Edward Pratt, deceased, does hereby transfer and convey all of the interest to the herein after described property held by the Trust created by the Terms of the Last Will and Testament of Jack Edward Pratt, deceased, (hereinafter referred to as Grantor) to Zack Taylor Pratt, having an interest equal to Forty Percent (40%) and the said Manly Joel Pratt, having an interest of Sixty Percent (60%) of the total, (hereinafter referred as Grantees) the following described real property situated in Shelby County, Alabama.

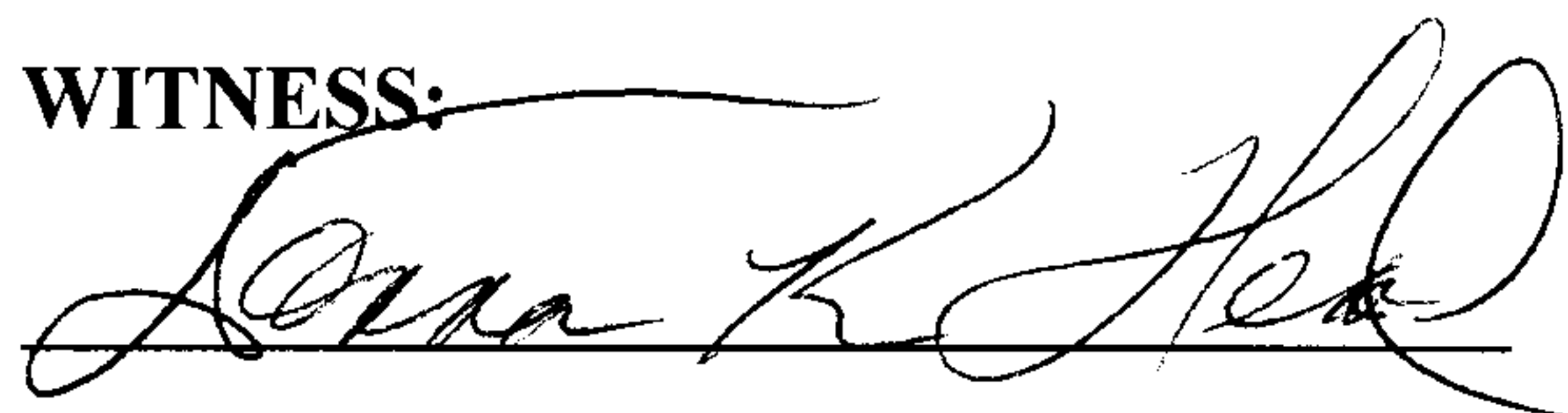
Lot 25, according to the Survey at St. Charles Place, Phase 1, Sector 2, as recorded in Map Book 22, Page 59, in the office of the Judge of Probate of Shelby County, Alabama

The address of the herein conveyed property is now 111 Saint Charles Place, Helena Alabama. Please note that the current value of the herein conveyed property according to the Shelby County, Tax Assessors office, amount to \$ 141,600.00


TO HAVE AND TO HOLD to the said Grantees, Zack Taylor Pratt and Manly Joel Pratt, their heirs and assigns forever.

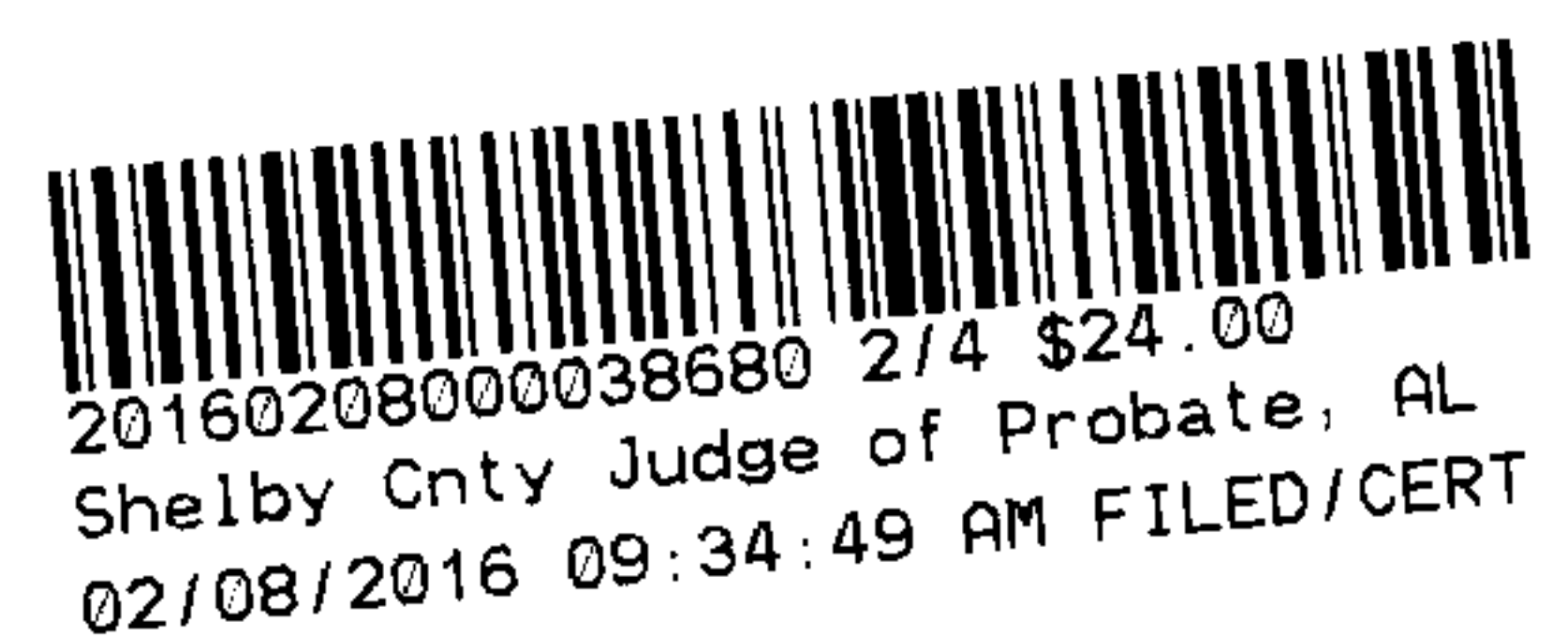
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of January, 2016.

WITNESS:





 (L.S.)
Carolyn J. Lipscomb
Successor Trustee of the Trust of Jack
Edward Pratt, deceased



STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, Debra McCraw, a Notary Public in and for said County, in said State, hereby certify that, Carolyn J. Lipscomb as Successor Trustee if the Trust, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2016.

Debra McCraw
Notary Public
My Commission Exp: June 11, 2018

Real Estate Sales Validation Form

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

Grantor's Name Estate of Jack Pratt
Mailing Address 111 St Charles Place Helena AL 35080

Grantee's Name Manly Pratt
Mailing Address Zack Pratt 111 St Charles Place Helena AL 35080

Property Address 111 St Charles Place Helena AL 35080

Date of Sale 1/7/14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 141,600



20160208000038680 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/08/2016 09:34:49 AM FILED/CERT

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 2/9/14

Print Roberto S. Swider

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one