



Probate Court of Shelby County, Alabama (the "Probate Case"), and, pursuant to Letters Testamentary issued in said case on August 24, 2015, John Lawrence Robertson was appointed as Personal Representative of the Decedent's estate and continues to serve in said capacity at the time of execution of this Deed; and

**WHEREAS**, the Decedent and his wife, Louise M. Robertson, who is one and the same person as Mary Louise Moore Robertson (the "Decedent's Wife"), had owned the Property hereinafter described as joint tenants with right of survivorship, as evidenced by deed dated July 6, 1992, and filed for record on July 8, 1992, in Inst. #1992-13402 in the Probate Office of Shelby County, Alabama (the "Deed"); and

**WHEREAS**, the Decedent's Wife survived the Decedent and, as the surviving joint tenant under the Deed, fee simple title to all of the Property would have vested in the Decedent's Wife upon the death of the Decedent; and

**WHEREAS**, notwithstanding the foregoing, pursuant to a Disclaimer of Interest in Real Estate dated November 16, 2015, and filed in the Probate Case on December 2, 2015, the Decedent's Wife irrevocably disclaimed all of the Decedent's undivided one-half (1/2) interest in the Property (the "Decedent's Property Interest") to which she would otherwise have been entitled under the terms of the Deed and, as a result of such disclaimer, the Decedent's Property Interest became a part of the Decedent's probate estate and distributable as a part of the Decedent's residuary estate to the Trustee of Trust Estate "B" created under, and as defined in, ITEM V of the Decedent's Will; and

**WHEREAS**, pursuant to the terms of ITEM XIV of the Decedent's Will, John Lawrence Robertson was appointed and currently serves as Trustee of said Trust Estate "B"; and

**WHEREAS**, this Deed is being executed to evidence the distribution of the Decedent's Property Interest to the Trustee of Trust Estate "B" pursuant to the terms of the Decedent's Will.

**NOW, THEREFORE**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all of the Decedent's Property Interest [being **an undivided one-half (1/2) interest**] in and to the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; the **Property being located at 1303 Berwick Circle, Birmingham, Alabama 35242, and the Decedent's Property Interest having an Assessor's Market Value of \$72,200.00 (1/2 of \$144,400.00)**, as can be evidenced by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 03 9 32 0 003 079.000)], to-wit:

**Lot 79, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16 page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes and assessments for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under the Property, together with all rights in connection

therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any and all recorded or unrecorded leases affecting the Property; any rights of parties in possession; and any encroachments, overhangs, 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.

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.


**NOTE:** This instrument is being executed by the undersigned solely in the fiduciary 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 his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's estate.

**NOTE:** The Decedent's Property Interest being hereby conveyed to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Decedent's Will relating to Trust Estate "B" created thereunder for the benefit of the beneficiary(ies) as provided therein.

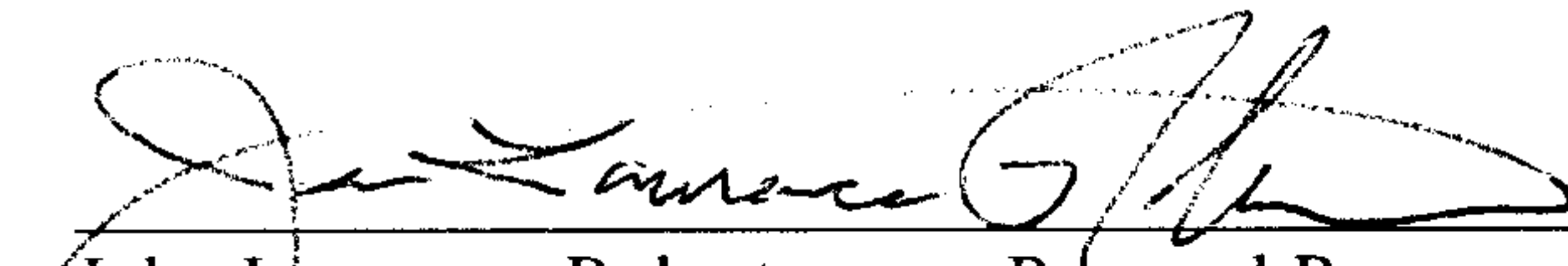
**NOTE:** Upon the delivery of this Deed, the Decedent's Wife will own individually an undivided one-half (1/2) interest in the Property, and the Trustee of Trust Estate "B" created under the Decedent's Will will own an undivided one-half (1/2) interest in the Property.

**NOTE:** The Property is, and will continue to be, the homestead of the Decedent's Wife.

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SIGNATURE PAGE FOLLOWS -**

  
20160804000275970 3/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/04/2016 08:16:03 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal effective as of the date first above written.


  
John Lawrence Robertson, as Personal Representative of the Estate of Joseph G. Robertson, Deceased

STATE OF ALABAMA        )  
                                          )  
COUNTY OF Jefferson  )


I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that John Lawrence Robertson, whose name as Personal Representative of the Estate of Joseph G. Robertson, Deceased, 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 such conveyance, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 27 day of July, 2016.

{ SEAL }

  
Notary Public  
My Commission Expires: 12/20/2019

**This instrument prepared by:**  
Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

  
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