



20170223000064390 1/6 \$34.35  
Shelby Cnty Judge of Probate, AL  
02/23/2017 03:11:47 PM FILED/CERT

*RE-RECORDED TO PAY MINERAL TAX*

STATE OF ALABAMA )

SHELBY COUNTY )

I certify this to be a true and correct copy *[Signature]*

2-23-17

Probate Judge  
Shelby County

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Anne Jemison Woodward died on April 25, 1967 leaving a will dated February 12, 1962 and amended June 12, 1963 (the "Will") which was duly admitted to probate by order of the Probate Court of Jefferson County, Alabama, dated May 26, 1967, Case No. 60739, said Will being recorded in Judicial Record No. 125, pages 839-890; and

WHEREAS, Anne Jemison Woodward at the time of her death was seized and possessed of an undivided interest in certain oil, gas and mineral rights, and royalty rights in property situated in Shelby County, Alabama (hereinafter referred to as "Mineral Rights"), said Mineral Rights being more specifically described in Exhibit "A" attached hereto and made a part of hereof; and

WHEREAS, under the residuary provisions of the Will, the Mineral Rights passed to the Trust created under the Will ("Annie Jemison Woodward Trust"); and

WHEREAS, The First National Bank of Birmingham was named Trustee of the Annie Jemison Woodward Trust; and

WHEREAS, AmSouth Bank, as successor to The First National Bank of Birmingham, subsequently became Trustee of the Annie Jemison Woodward Trust; and

WHEREAS, Regions Bank is now Trustee of the Annie Jemison Woodward Trust by merger with AmSouth Bank; and

WHEREAS, pursuant to the provisions of the Annie Jemison Woodward Trust, upon the death of Annie W. Lundbeck, on March 28, 2008, the Mineral Rights are to be distributed by the Trustee to five (5) respective Trusts; and

WHEREAS, it is the desire of Regions Bank as Trustee to fulfill its obligations under the Annie Jemison Woodward Trust.

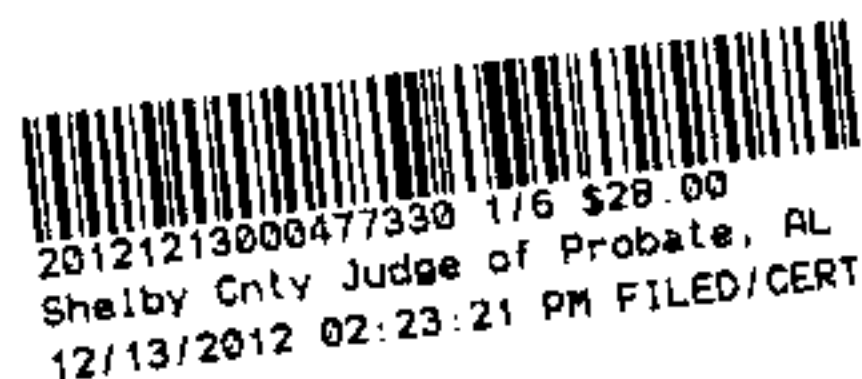
NOW THEREFORE, in consideration of the sum of TEN and NO/100 Dollars (\$10.00) cash and of other good and valuable consideration in hand paid, to the undersigned Regions Bank as Trustee of the Annie Jemison Woodward Trust created under the Will of Anne Jemison Woodward, deceased, P. O. Box 10463, Birmingham, AL 35202 (hereinafter called "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does hereby remise, release, quitclaim, assign, and convey unto the following parties (hereinafter called "Grantees") in the proportions indicated beside the name of each of said parties respectively:

Name

Proportion

Regions Bank, Trustee of the Annie Jemison Woodward Trust fbo Robert Woodward  
P. O. Box 10463  
Birmingham, AL 35202

1/5



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<u>Name</u>	<u>Proportion</u>
Regions Bank, Trustee of the Annie Jemison Woodward Trust fbo Nicholas Woodward P. O. Box 10463 Birmingham, AL 35202	1/5
Regions Bank, Trustee of the Annie Jemison Woodward Trust fbo James Woodward P. O. Box 10463 Birmingham, AL 35202	1/5
Regions Bank, Trustee of the Annie Jemison Woodward Trust fbo A. H. Woodward P. O. Box 10463 Birmingham, AL 35202	1/5
Wells Fargo Bank, N.A., Sucessor Trustee of the Annie Jemison Woodward Trust fbo William Webb One West Fourth St., 6 <sup>th</sup> Floor Winston-Salem, NC 27101	1/5
	<hr/> 100%

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all of the right, title and interest of Grantor in and to an undivided 0.0556 interest in the Mineral Rights situated in Shelby County, Alabama, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the estate, rights and interest herein described and conveyed, together with all of the rights, privileges, easements and appurtenances thereunto belonging or in anywise appertaining, including all interest in all operating agreements, unit agreements, any pooled, unitized or communitized acreage appurtenant thereto, or utilized in connection therewith, and other contracts or agreements of whatsoever kind to which the Grantor's right, title and interest may be subject, unto the Grantees, their heirs and assigns forever.

This conveyance is expressly made subject to all leases, royalties and overriding royalties of record, and all rights of way, easements, roadways, reservations, orders, and contracts of whatsoever kind or other matters now affecting the Mineral Rights herein conveyed or use thereof now of record, or otherwise visible on the ground. The Grantor does hereby remise, release, quitclaim, assign, and convey unto the Grantees, their heirs, successors and assigns, all rents, royalties, and other rights which Grantor may have under any such leases and/or other agreements.

This instrument is executed without warranty or representation of any kind on the part of the Grantor expressed or implied, including, but not limited to, warranties relating to (1) titles to the Mineral Rights; (2) the environmental quality and condition of said Mineral Rights, the surrounding property and ground water; (3) the existence of any discharge of hazardous substances or other pollutants upon or from said Mineral Rights which has caused or may cause environmental degradation; and (4) the status of compliance of said Mineral Rights with federal, state, and local laws or regulations pertaining to health, safety or environmental protection.

It is the intent of the Grantor to convey unto the Grantees, any and all interest of the Grantor in mineral rights and mining rights located in Shelby County, Alabama, owned by Anne Jemison Woodward, at the time of her death, whether or not herein described accurately or otherwise.

This instrument is executed by the undersigned Regions Bank 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 its corporate or individual capacity, and the undersigned expressly limit its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Regions Bank as Trustee of the Annie Jemison Woodward Trust u/w/o Annie Jemison Woodward, deceased, has executed this instrument on this 10<sup>TH</sup> day of December, 2012.

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ATTEST:

Regions Bank as Trustee of the Annie Jemison  
Woodward Trust u/w/o Annie Jemison Woodward,  
deceased

BY: [Signature]  
ITS: Vice President

BY: [Signature]  
ITS: Vice President



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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that G. Allen Morris and Anthony J. Edwards whose names as Vice President and Vice President, respectively, of Regions Bank, as Trustee of the Annie Jemison Woodward Trust created under the Will of Annie Jemison Woodward, deceased, 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 said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Trustee, as aforesaid.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2012.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-21-13



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This instrument was prepared by  
G. Allen Morris on behalf of the  
Trust Account administered by  
REGIONS BANK P. O. Box 10463  
Birmingham, Alabama 35202

**EXHIBIT "A"**

Attached hereto and made a part of that certain Quitclaim Deed from Regions Bank as Trustee of the Anne Jemison Woodward Trust created under the Will of Anne Jemison Woodward, deceased, Grantor, to Regions Bank as Trustee fbo Robert Woodward, et al, Grantees, dated December 10<sup>th</sup> 2012.

**5.556% Interest In Mineral Rights Only**

**SHELBY COUNTY, ALABAMA**



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	<u>SECTION</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>ACRES</u>
NW1/4 of NE1/4 and NW1/4	6	20	1W	200
NE1/4 of NE1/4, SW1/4 of NE	6	20	1W	80
W1/2 OF SW1/4	6	20	1W	80
SE1/4 OF NE1/4 & NW1/4 of SW1/4	10	20	1W	80
W1/2 of NW1/4	18	20	1W	<u>80</u>
TOTAL				520

This deed covers 29 net mineral acres m/l located in Shelby County, Alabama.



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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 REGIONS BANK TRUSTEE  
 Mailing Address OF ANNIE JEMISON WOODWARD  
TRUST  
P.O. BOX 10463  
BIRMINGHAM AL 35202

Grantee's Name REGIONS BANK TRUSTEE  
 Mailing Address P.O. ROBERT T WOODWARD et al  
P.O. BOX 10463  
BIRMINGHAM AL 35202

Property Address 520 ACRES MINERAL  
RIGHTS (29 NET ACRES)  
SHELBY COUNTY, AL

Date of Sale 12/10/12

Total Purchase Price \$

or  
 Actual Value \$ 580.00

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 G ALLEN MORRIS, V.P. REGIONS BANK  
AS TRUSTEE OF ANNIE JEMISON WOODWARD TR.

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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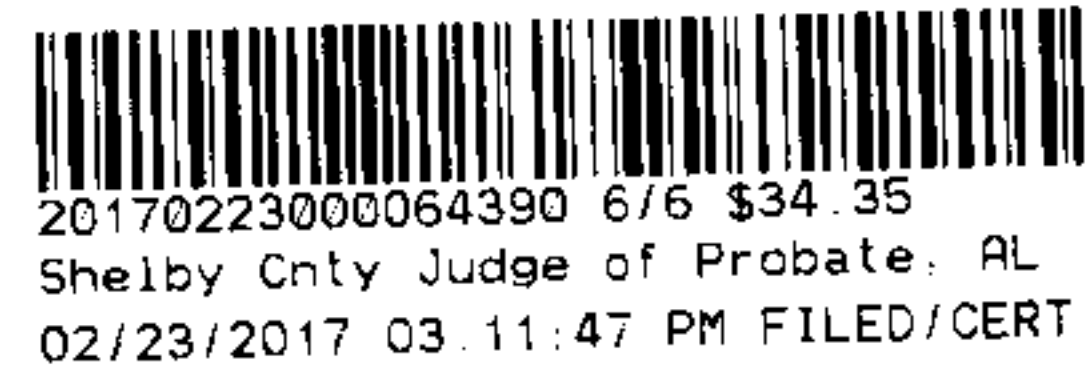
## APPRAISAL

ACCOUNT NAME: Annie J. Woodward Trusts

ACCOUNT NUMBER: 1012010618, 1012010592,  
1012010583, 1012010574 & 1012010609  
Transferred from 102005492 (41-6320-00-0)

SECURITY NUMBER: NR0978-00-3

DESCRIPTION: 5.556% Interest In  
520 Gross Acres (29 Net Acres)  
Mineral Rights Only  
Shelby County, Alabama



### PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Fair Market Value of the above described property.

### FAIR MARKET VALUE DEFINED

Fair Market Value is the highest price in terms of money which a property will bring when exposed to the market for a reasonable length of time, there being a willing buyer and a willing seller, both equally informed as to the utility of the property and neither acting under duress.

### VALUATION OF PROPERTY

The subject property is non-producing and unleased. It is the opinion of the appraiser that the only value which could be placed on this property is a speculative value, which represents the price which would be paid by a speculator for mineral properties such as these. In the opinion of the appraiser, as of 10/1/12, this value would be no more than \$20.00 per net mineral acre, which calculates to a total estimated Fair Market Value of: \$580.00 for the subject interest.

520 acres @ 20.00/acre = \$10,400.00 gross value

29 net acres @ \$20.00/acre = \$580.00 (rounded)

PREPARED BY: G. Allen Morris

Date: October 1, 2012

Shelby County, AL 12/13/2012  
State of Alabama  
Deed Tax \$1.00

