

This instrument prepared by:

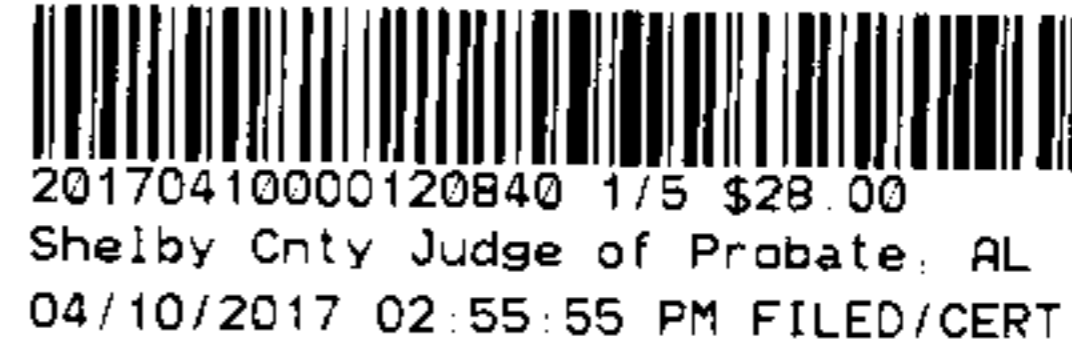
Suzanne D. Paulson
Leitman, Siegal & Payne, P.C.
400 North 20th Street, Suite 2000
(205) 251-5900

Send tax notice to:

Roger Massey, Trustee
3185 Bradford Place
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)



PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, title to that certain property located in Shelby County, Alabama, more particularly described hereinbelow (the "Property"), was acquired by Ruby B. Thornton ("Ruby"), as the grantee of record in that certain deed, recorded on June 10, 1987, in the Probate Office of Shelby County, Alabama, Book 135, Page 78;

WHEREAS, on July 14, 2002, Ruby died testate;

WHEREAS, on July 17, 2002, Ruby's will (the "Will") was admitted to probate in the Office of the Judge of Probate of Etowah County, Alabama, Case No. S1780, and Letters Testamentary were issued appointing A. R. Thornton, Jr. ("Butch") as personal representative of Ruby's estate;

WHEREAS, on February 8, 2016, Butch died testate;

WHEREAS, on October 3, 2016, the Probate Court of Etowah County issued Successor Letters Testamentary appointing James F. Storey as successor personal representative of Ruby's estate;

WEREAS, James F. Storey is currently serving as successor personal representative of Ruby's estate;

WHEREAS, Ruby, pursuant to paragraph E of ITEM IV of the Will, left all of the remaining assets of her residuary estate, including the Property, to Butch;

WHEREAS, on March 24, 2016, Butch's will ("Butch's Will") was admitted to probate in the Office of the Judge of Probate of Etowah County, Alabama, Case No. S8922, and Letters Testamentary were issued appointing James F. Storey as personal representative of Butch's estate;

WHEREAS, Butch, pursuant to Article IV of Butch's Will, left his entire residuary estate, including the Property, to James F. Storey and Roger Massey, or the survivor, as co-trustees of the Thornton Family Trust, a testamentary trust created under Butch's Will;

WHEREAS, on March 31, 2017, James F. Storey, renounced his appointment to serve as co-trustee of the Thornton Family Trust (See Renouncement at Exhibit A); and


WHEREAS, the undersigned Grantor desires to transfer and convey the Property to the Grantee as provided for in Ruby's Will;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) paid to James F. Storey, as successor personal representative of the estate of Ruby B. Thornton (herein called the "Grantor"), in hand paid by Roger Massey, as trustee of the Thornton Family Trust, a testamentary trust created under will of A. R. Thornton, Jr., (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property, situated in Shelby County, Alabama, more particularly described, as follows:

Part of the SW ¼ of the SE ¼ and part of the SE ¼ of the SW ¼ of Section 2, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Southeast corner of the SW ¼ of the SE ¼ of said Section 2 and thence run North along the East line of said quarter-quarter section for 785.78 feet to the point of beginning; Thence 80 degrees 01' 30" left and run Northwesterly for 1475.35 feet to a point on the Easterly right of way line of Alabama Highway # 119; Thence 91 degrees 44' 30" right and run Northeasterly along said highway right of way line for 189.30 feet; Thence 87 degrees 24' right and run Southeasterly for 1432.68 feet to a point on the East line of said quarter-quarter Section; Thence 80 Degrees 53' right and run South along the East line of said quarter-quarter Section for 214 feet to the point of beginning. (Shelby County Tax Assessor Parcel # 23 1 02 4 001 023.000)

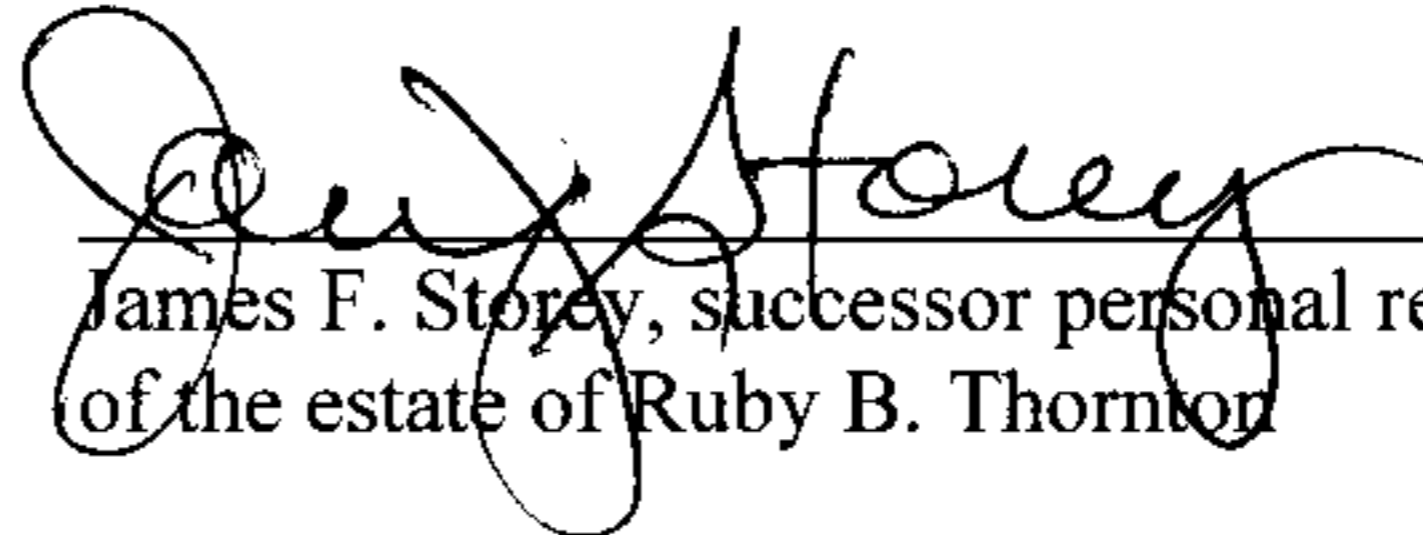
TO HAVE AND TO HOLD, unto the Grantee and Grantee's assigns forever, SUBJECT TO (i) any existing mortgages or other encumbrances; and (ii) any and all easements, mining and mineral rights, restrictions and rights-of-way of record.

And the Grantor does, on behalf of the Grantor and the Grantor's successors and assigns, covenant with the Grantee and Grantee's assigns, only against Grantor's own acts; that Grantor has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that the Grantor will so warrant and defend to the Grantee and Grantee's successors and assigns.


20170410000120840 2/5 \$28 00
Shelby Cnty Judge of Probate, AL
04/10/2017 02:55:55 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned, James F. Storey, as successor personal representative of the estate of Ruby B. Thornton, has hereunto set his hand and seal this 31st day of March, 2017

GRANTOR:

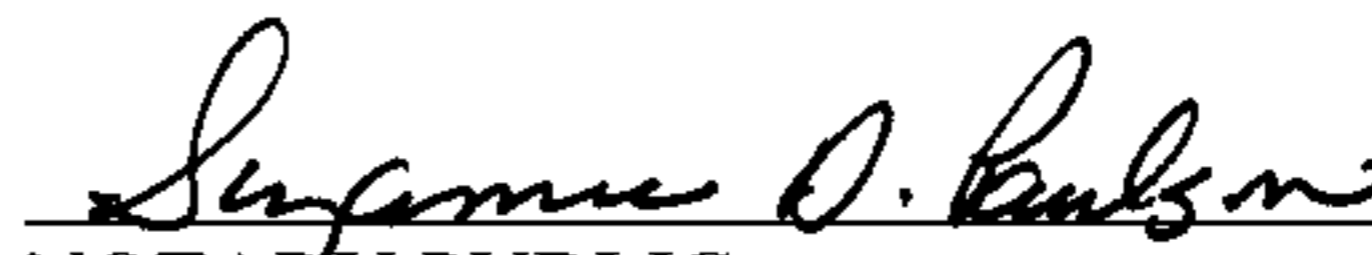

James F. Storey, successor personal representative
of the estate of Ruby B. Thornton

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James F. Storey, whose name as personal representative of the estate of Ruby B. Thornton, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, in his capacity as such successor personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2017.


NOTARY PUBLIC
My Commission Expires: 12/16/17


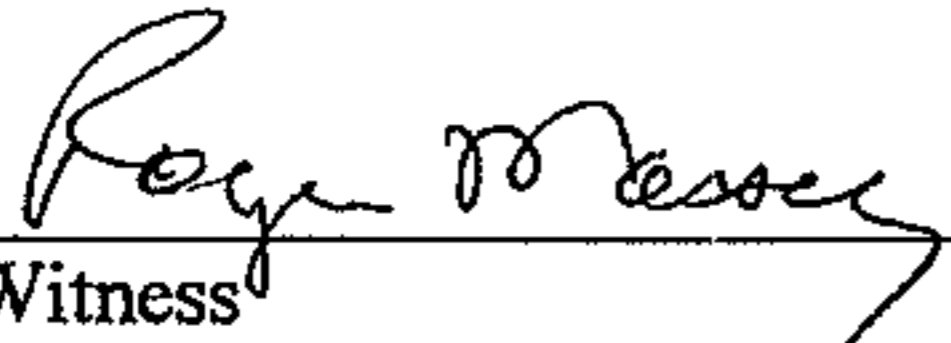
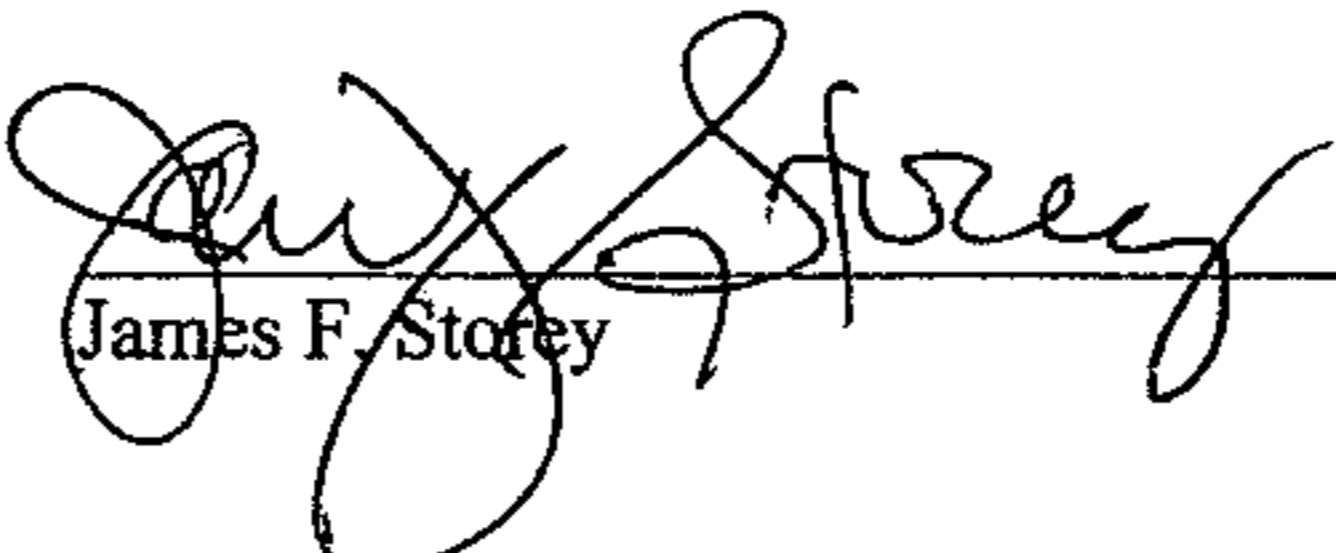

20170410000120840 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
04/10/2017 02:55:55 PM FILED/CERT

EXHIBIT A
RENOUNCEMENT

I, James F. Storey, do hereby renounce my appointment as co-trustee of the Thornton Family Trust, a testamentary trust created under Will of A.R. Thornton, Jr. (Probate Court of Etowah County, Alabama – Case No. S-8922). I have not previously accepted or acted in such capacity and hereby decline and renounce my right to act as co-trustee.

Done this 31st day of March, 2017.


Witness


James F. Storey



20170410000120840 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
04/10/2017 02:55:55 PM FILED/CERT

Real Estate Sales Validation Form

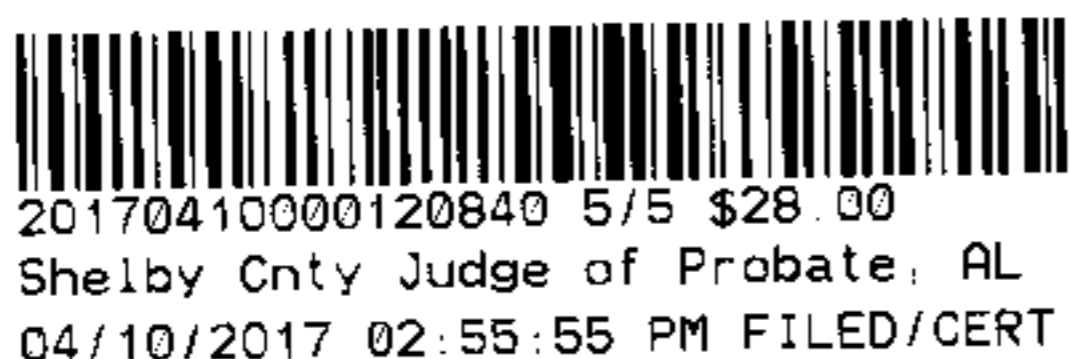
This documents must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James F. Storey, Successor
P.R. of Est. of Ruby B. Thornton
Mailing Address 208 Lake Wood Drive
Gadsden, AL 35901

Grantee's Name Roger Massey
Trustee, Thornton Family Trust
Mailing Address 3185 Bradford Place
Birmingham, AL 35242

Property Address _____

Date of Sale 3/31/2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 193,740.00



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 Tax Assessor's Market Value

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 of 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 4/5/2017

Print Suzanne D. Paulson, Attorney At Law

Unattested

(verified by)

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