

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)



20170410000120850 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
04/10/2017 02:55:56 PM FILED/CERT

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 March 6, 1987, in the Probate Office of Shelby County, Alabama, Book 118, Page 472;

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:

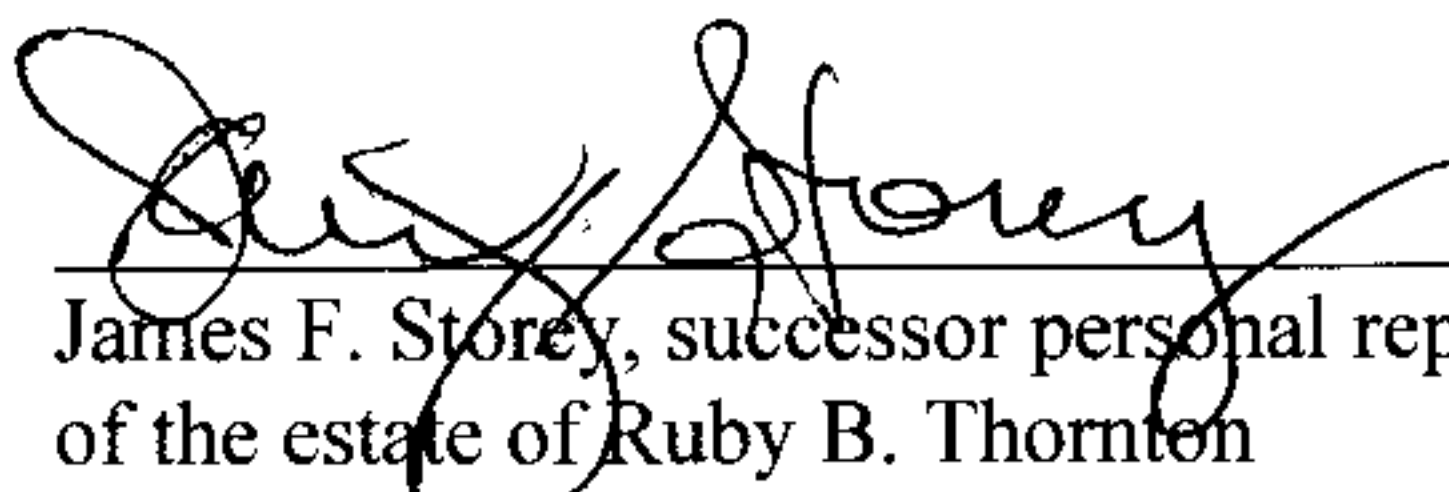
A parcel of land located in the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, thence in a northerly direction, along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ section, a distance of 378.87 feet, thence 88 degrees 34 minutes left, in a westerly direction, a distance of 254.63 feet to the point of beginning, thence continue along last described course a distance of 166.25 feet, thence 69 degrees 00 minutes left, in a south-westerly direction a distance of 103.25 feet, thence 89 degrees 39 minutes 22 seconds left, in a southeasterly direction, a distance of 155.22 feet, thence 90 degrees 20 minutes 38 seconds left, in a northeasterly direction, a distance 163.75 feet to the point of beginning.

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.

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 successor 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



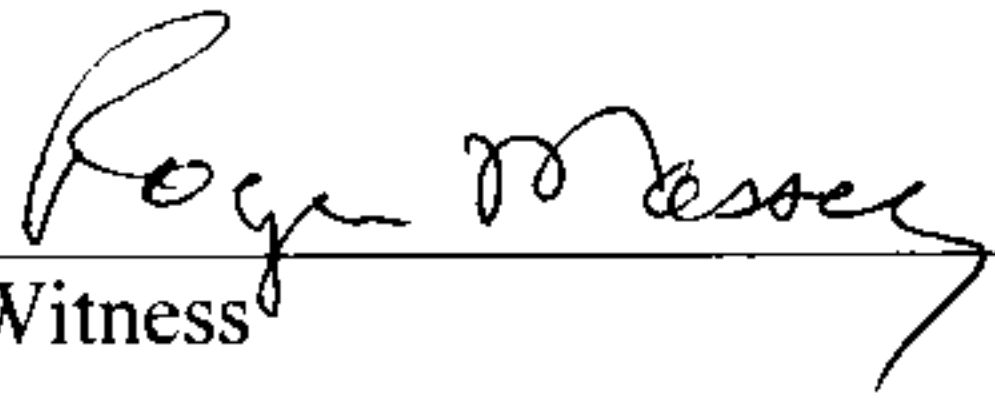
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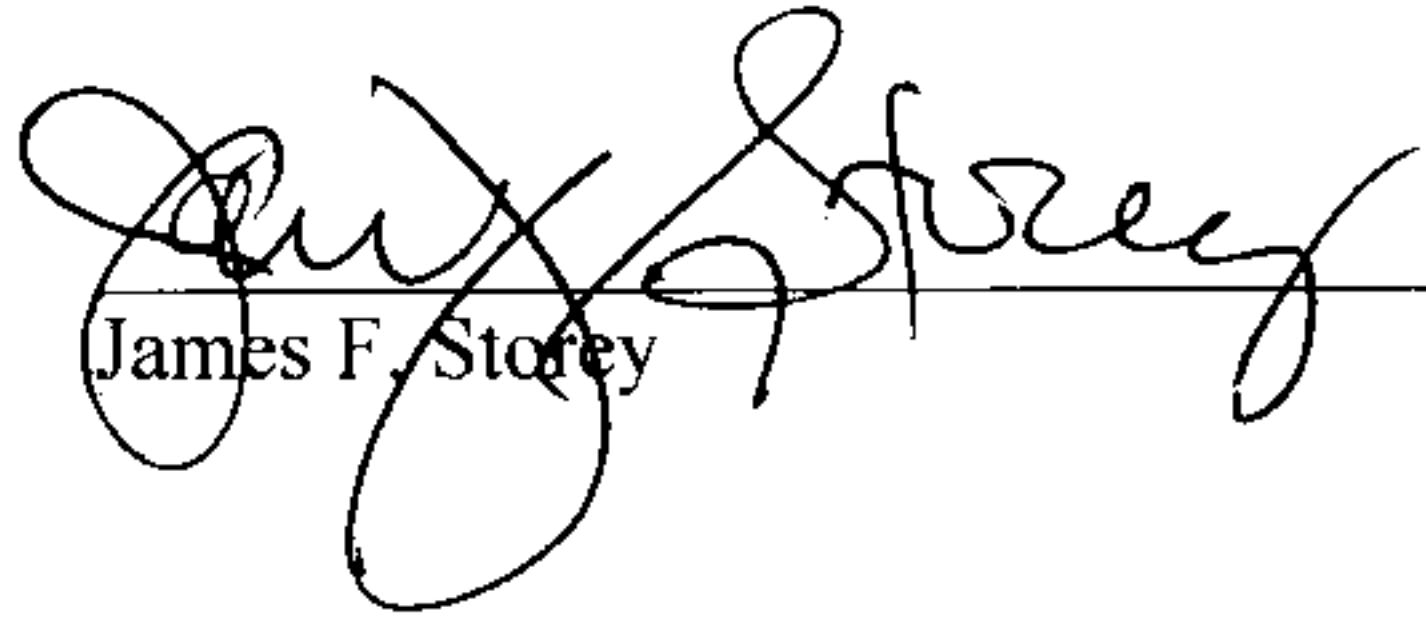
EXHIBIT A


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


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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 \$ 112,320.00



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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 Suzanne D. Paulson
(Grantor/Grantee/Owner/Agent) circle one