

This instrument was prepared by:
John R. Martin
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:

Brandon Todd Simmons
2274 Richmond Circle
Pelham, Alabama 35124

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into the 9th day of June, 2017, by SHERYL STEPHENS, as Trustee of Testamentary Trust under the Last Will and Testament of Connie A. Simmons dated August 14, 1984 and First Codicil dated December 29, 1993 (herein referred to as "grantor"), and BRANDON SCOTT SIMMONS, as a Beneficiary of the Testamentary Trust under the Last Will and Testament of Connie A. Simmons dated August 14, 1984 and First Codicil dated December 29, 1993 and KAREN FAYE SIMMONS (herein referred to as "grantees").

RECITALS

1. Connie A. Simmons (herein referred to as the "decedent") died testate on December 29, 1993. The decedent's Last Will and Testament and First Codicil were admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 146863. Said Court issued Letters Testamentary to the grantor on February 11, 1994, authorizing SHERYL STEPHENS to act on behalf of the estate of the decedent.
2. The terms of said decedent's Will authorized SHERYL STEPHENS to act on behalf of the Testamentary Trust created under the Last Will and Testament and First Codicil.
3. The terms of said decedent's Will provided that the decedent's residuary estate including the real property subject to this deed was distributed to the Trustee of the Testamentary Trust by Deed recorded in instrument # 1994-32009 October 25, 1994 in the Office of the Judge of Probate, Shelby County, Alabama.
4. The Testamentary Trust terminated on the death of Mary Dean Anderson, a trust beneficiary, who died January 11, 2017 as evidenced by a copy of her Certificate of Death, attached hereto as Exhibit "A". Upon termination, the trust provides that the remaining trust property including the real property subject to this deed, shall be distributed to Brandon Scott Simmons. Brandon Scott Simmons has requested that the Trustee distribute his 100% interest in the subject property to him

and his wife as joint tenants with right of survivorship and the Trustee after receiving proper receipts has consented to make the distribution of the subject real property in survivorship form.

5. The grantor, in her capacity as Trustee of the Testamentary Trust created under the Last Will and Testament of Connie A. Simmons, deceased, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantees in partial satisfaction of the termination of the aforementioned Testamentary Trust.

NOW, THEREFORE, in consideration of the premises, the grantor does grant, bargain, sell and convey unto BRANDON TODD SIMMONS and wife KAREN FAYE SIMMONS (herein referred to as grantees) as joint tenants with right of survivorship, all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book 14 page 10 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Minerals and mining rights excepted.

Subject to easements, restrictions, transmission line permit, agreement with Alabama Power Company and agreement between U.S. Pipe & Foundry and Alabama Power Company of record.

Subject to covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 14 page 10 in Probate Office.

Subject to ad valorem taxes for the current year.

This deed was prepared without a survey or examination of title at the grantor's request.

TO HAVE AND TO HOLD Unto the grantees, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

This instrument is executed by the grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the grantor in her individual capacity, and the grantor expressly limits her liability to the representative capacity named.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting her signature, this 9th day of June, 2017.

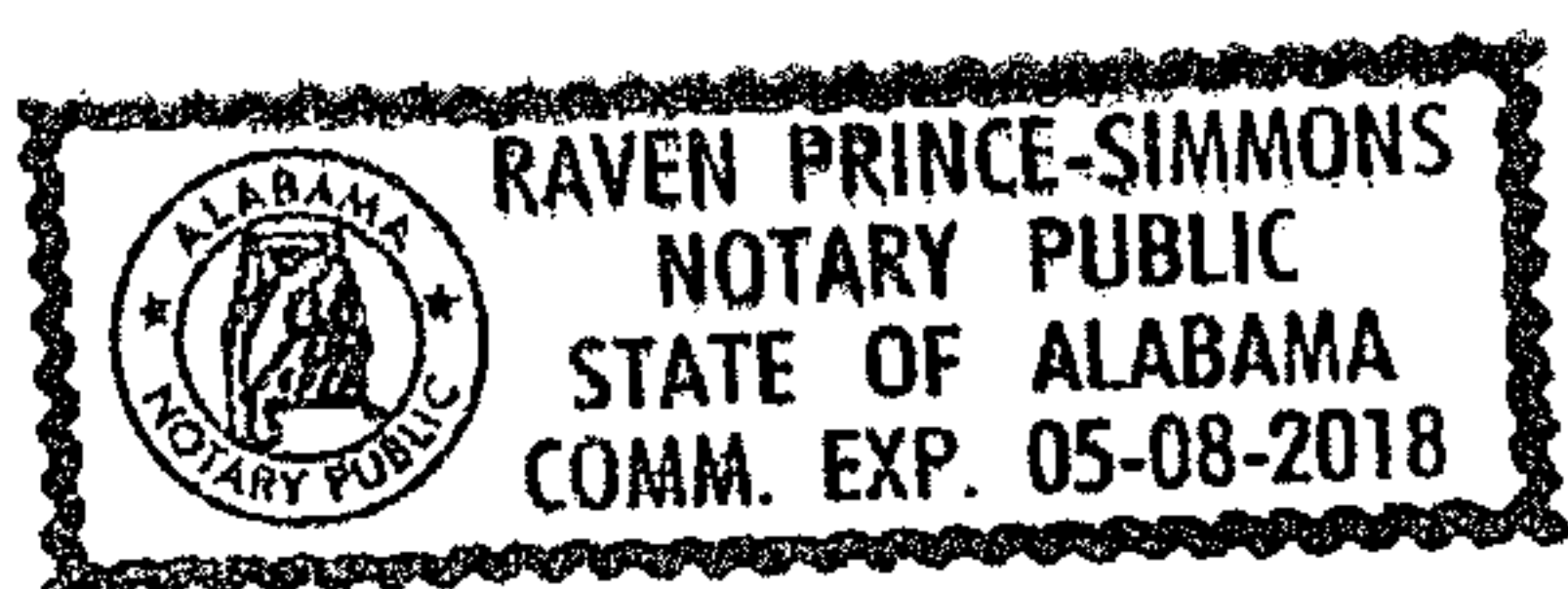
THE CONNIE A. SIMMONS TESTAMENTARY TRUST, under the Last Will and Testament of Connie A. Simmons, dated August 1984, and First Codicil dated December 29, 1993.


SHERYL STEPHENS, Trustee

STATE OF ALABAMA)
)
ETOWAH COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sheryl Stephens, as Trustee of the Connie A. Simmons, deceased, Testamentary Trust, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2017.



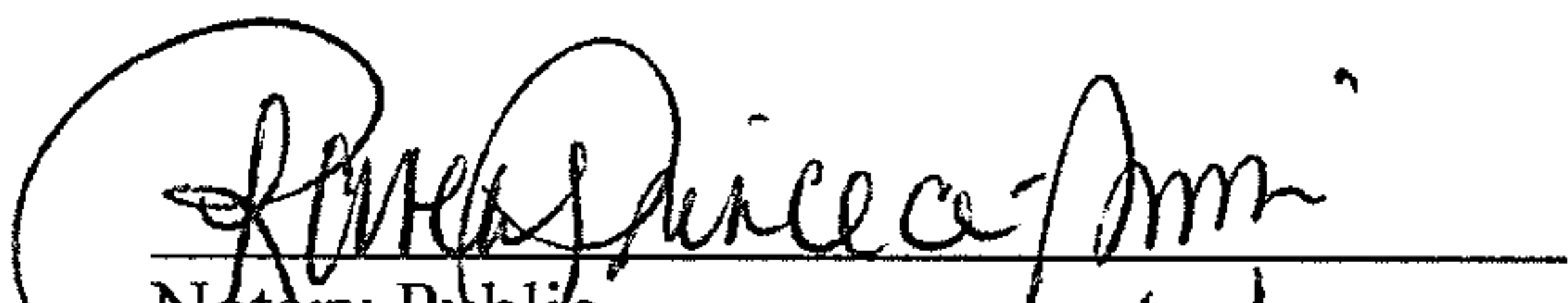

Notary Public
My Commission Expires: 5/8/18

EXHIBIT "A"

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2017-04725**

1. DECEASED LEGAL NAME Mary Dean Anderson				2. DATE AND TIME OF DEATH Jan 11, 2017 0430			
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD Jan 11, 2017 0430			
5. COUNTY OF DEATH Etowah		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Gadsden, 35901		7. PLACE OF DEATH 169 Wilson Drive			
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE Phillips			10. SERVED IN ARMED FORCES No		
11. AGE 91	UNDER 1 YEAR MONTHS DAYS	UNDER 1 DAY HRS MINS	12. DATE OF BIRTH Jul 4, 1925		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Widowed		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE			17. RESIDENCE STATE Alabama		
18. RESIDENCE COUNTY Etowah		19. CITY, TOWN OR LOCATION AND ZIP CODE Gadsden, 35901		20. STREET ADDRESS 169 Wilson Drive			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Sheryl Stephens, Daughter, 169 Wilson Drive, Gadsden, AL 35901							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Willie M Phillips				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Callie Berry			
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Morgan Chapel Crematory			26. LOCATION Attalla, Alabama		
27. DATE OF DISPOSITION Jan 17, 2017		28. FUNERAL DIRECTOR Tinley Kirby		29. LICENSE NUMBER		30. DATE SIGNED Jan 27, 2017	
31. FUNERAL HOME NAME AND ADDRESS Collier-Butler Funeral Home, P O Box 460, Gadsden, AL 35902						32. LICENSE NUMBER 00501	
33. MEDICAL CERTIFICATION: _____ CERTIFYING PHYSICIAN _____ MEDICAL EXAMINER <input checked="" type="checkbox"/> CORONER							
34. NAME C London Pearce, Coroner				35. LICENSE NUMBER		36. DATE SIGNED Feb 13, 2017	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 1901 Piedmont Cut-Off, Glencoe, Alabama 35905							
38. REGISTRAR Catherine Molchan Donald						39. DATE FILED Feb 14, 2017	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Natural Causes						Unknown	
	DUE TO (OR AS A CONSEQUENCE OF):							
	B. _____							
	DUE TO (OR AS A CONSEQUENCE OF):							
UNDERLYING CAUSE	C. _____							
	DUE TO (OR AS A CONSEQUENCE OF):							
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY No	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH Unknown
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2017-149-930-1

February 14, 2017

Catherine M. Donald
 Catherine Molchan Donald
 State Registrar of Vital Statistics

ANY ALTERATIONS VOID THIS DOCUMENT

REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:

Sheryl Stephens, Trustee
169 Wilson Drive
Gadsden, AL 35901

Grantees' Name:

Brandon & Karen Simmons
2274 Richmond Circle
Pelham, AL 35124

Property Address:

2274 Richmond Circle
Pelham, AL 35124

Date of Sale: June 9, 2017

Total Purchase Price: \$ _____

or

Current Assessor's MV: \$ _____

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sales Contract

X Other: Last Will and Testament of Connie A. Simmons, Case No 14863,
Probate Court of Jefferson County, Alabama

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

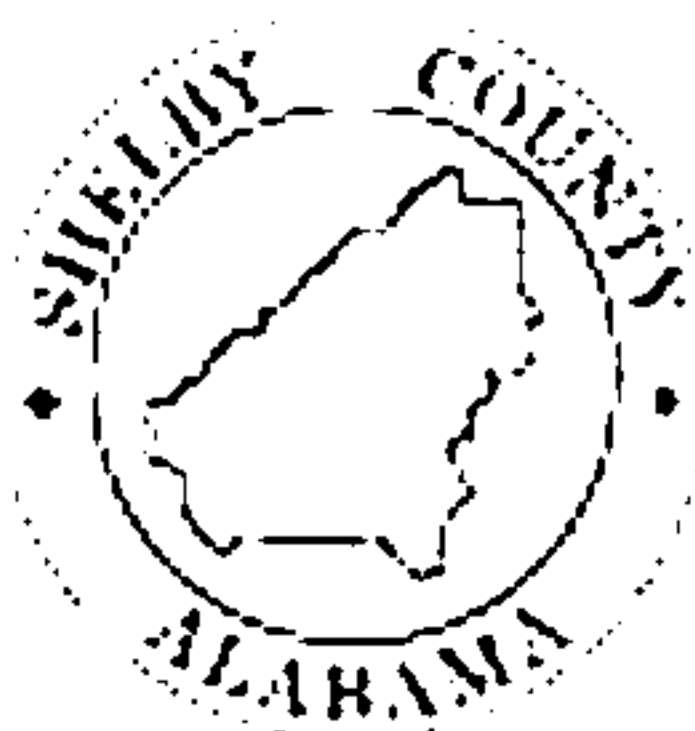
When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 06/09/17

Print: Sheryl Stephens, Trustee
Sign: [Signature]
(Grantor / Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2017 11:24:42 AM
\$28.00 CHERRY
20170616000213130

[Signature]