


**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:  
Joseph S. Bluestein, Trustee  
Mary McNabb Phillips Management Trust  
(1/2 interest)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

  
20170717000253860 1/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 10:36:13 AM FILED/CERT

**TRUSTEE'S DISTRIBUTION DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

**JOSEPH S. BLUESTEIN, OR ANY SUCCESSOR(S), AS TRUSTEE UNDER THE  
MARY MCNABB PHILLIPS MANAGEMENT TRUST, DATED MAY 11, 2010, AS AMENDED,**  
whose mailing address is **P. O. Box 55727, Birmingham, Alabama 35255-5727**

(hereinafter referred to as "Grantor"), in hand paid by

**JOSEPH S. BLUESTEIN, OR ANY SUCCESSOR(S), AS TRUSTEE OF  
TRUST ESTATE "B" UNDER THE MARY MCNABB PHILLIPS  
MANAGEMENT TRUST, DATED MAY 11, 2010, AS AMENDED,**  
whose mailing address is **P. O. Box 55727, Birmingham, Alabama 35255-5727**

(hereinafter referred to as "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 Grantor's one-half (1/2) undivided interest (the "Property Interest") in and to the following described real property situated in Shelby County, Alabama [hereinafter sometimes referred to as the "**Property**"; the Property being undeveloped land located on **Old Lokey Ferry Road, Wilsonville, Alabama 35186**, and the Property Interest having an **Assessor's Market Value of \$5,500.00** (1/2 of \$11,000.00), as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 20-1-12-0-001-010.001], to-wit:

**Commence at the SW corner of Section 12, Township 21 South, Range 1  
East; thence run East along the South line of said Section for 1108.23 feet to  
the Northeasterly right of way of Old Lokey Ferry Road; thence 129 deg. 08'  
24" left and run Northwesterly along said right of way for 52.7 feet to the  
point of beginning; thence continue last described course for 100 feet; thence  
66 deg. 45' right run 201.22 feet; thence 109 deg. 05' right run 97.22 feet;  
thence 70 deg. 55' right run 209.40 feet to the point of beginning.**

**According to survey of Thomas E. Simmons, L.S. #12945, dated June 16, 1987.**

**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. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property Interest to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, 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 rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; 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.

**NOTES:**

1. On or about May 11, 2010, Mary McNabb Phillips, as "Grantor," and Mary McNabb Phillips and Joseph S. Bluestein, as "Trustee," entered into that certain revocable trust agreement entitled "Mary McNabb Phillips Management Trust", pursuant to which a trust (the "Management Trust") was created for the benefit of the beneficiary(ies) thereof as provided therein, and which revocable trust agreement was amended on June 8, 2010, by that certain First Amendment to Mary McNabb Phillips Management Trust Originally Dated May 11, 2010 (said revocable trust agreement as so amended being hereinafter referred to as the "Trust Agreement").

2. By deed dated May 18, 2010, and filed for record on May 27, 2010, in Instrument No. 20100527000167940, as corrected by corrective deed dated November 19, 2010, and filed for record on November 24, 2010, in Instrument No. 20101124000395790, in the Probate Office of Shelby County, Alabama, Mary McNabb Phillips and Joseph S. Bluestein, or any Successor(s), as Trustees under the Mary McNabb Phillips Management Trust, dated May 11, 2010, acquired the Property Interest being conveyed hereby.

3. Mary McNabb Phillips, being one and the same person as Mary Jo Phillips (the "Decedent") died on or about February 15, 2016, as evidenced by the copy of her death certificate attached hereto as Exhibit "A."

4. Pursuant to the terms of the Trust Agreement, upon the death of the Decedent:



(a) Joseph S. Bluestein became sole Trustee under the Trust Agreement and each separate trust created thereunder, and the said Joseph S. Bluestein continues to serve in said capacity as of the date of execution of this Deed; and


(b) The assets held in the Management Trust were allocated into separate trusts, with the Property Interest having been allocated to the trust created under the Trust Agreement known as Trust Estate "B," and this Deed is being entered into by the Grantor to evidence and complete the transfer of the Property Interest to the Trustee of Trust Estate "B", being the Grantee herein.

6. This instrument is being executed by the undersigned Grantor 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 Grantor in his individual capacity, and the undersigned Grantor expressly limits his liability hereunder solely to the property now or hereafter held by him as Trustee under the Trust Agreement.

7. The Property Interest being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute in strict accordance with the terms of the Trust Agreement relating to, and as a part of, Trust Estate "B" held thereunder for the benefit of the beneficiary(ies) thereof as provided therein.

**NOTE:** The Property is **NOT** the homestead of the Decedent or the Decedent's spouse.

**[Remainder of Page Intentionally Left Blank -  
Signature Page Follows]**

  
20170717000253860 3/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 10:36:13 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal this the 3rd  
day of July, 2017.

**GRANTOR:**

Joseph S. Bluestein, as Trustee  
Joseph S. Bluestein, as Trustee under the Mary McNabb  
Phillips Management Trust, Dated May 11, 2010, As  
Amended

**STATE OF ALABAMA     )**  
**COUNTY OF JEFFERSON   )**

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Joseph S. Bluestein, whose name as Trustee under the Mary McNabb Phillips Management Trust, dated May 11, 2010, As Amended, 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 said conveyance, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of July, 2017.

{ SEAL }

Nancy E. May  
Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES 12/14/2018**

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



20170717000253860 4/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 10:36:13 AM FILED/CERT



## EXHIBIT "A"

## DECEDENT'S DEATH CERTIFICATE

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

2016-006078

CERTIFICATE OF DEATH STATE FILE NO 101

TYPE IN PERMANENT DARK INK

1. DECEASED LEGAL NAME (First Middle, Last) (Type last name all capitals) <b>Mary Jo PHILLIPS</b>		2. LAST NAME PRIOR TO FIRST MARRIAGE <b>McNabb</b>		3. COUNTY OF DEATH <b>Jefferson</b>	
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE <b>Birmingham 35205</b>		5. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		6. PLACE OF DEATH (Facility Name) - Hospital or Other Institution - (If not in either, give street and number) <b>St. Vincent's Birmingham</b>	
7. IF HOSPITAL (Specify Inpatient, ER, Outpatient, or DON) <b>Inpatient</b>		8. SEX <input checked="" type="checkbox"/> Female <input type="checkbox"/> Male		9. SOCIAL SECURITY NUMBER <b>[REDACTED]</b>	
11. AGE - Last Birthday (Years) <b>88</b>		12. DATE OF BIRTH (Month, Day, Year) <b>March 1, 1927</b>		13. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) <b>Married</b>	
14. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		15. SURVIVING SPOUSE (NAME PRIOR TO FIRST MARRIAGE) <b>Charles S. Phillips, II</b>		16. DECEASED RESIDENCE STATE <b>Alabama</b>	
17. COUNTY <b>Jefferson</b>		18. CITY, TOWN, OR LOCATION AND ZIP CODE <b>Mountain Brook 35223</b>		19. STREET ADDRESS (Apt. Lot, Unit - if applicable) <b>2951 Pine Haven Drive</b>	
20. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		21. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First Middle, Last) <b>James Murray McNabb</b>		22. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First Middle, Last) <b>Minnie Lee Glover</b>	
23. INFORMANT NAME AND RELATIONSHIP TO DECEASED <b>Libby Shackelford / Daughter</b>		24. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, County, Zip Code, Apt. L34) <b>95 Albright Farm Road Montevallo, AL 35115</b>			
25. DATE OF DISPOSITION (Month, Day, Year) <b>February 19, 2016</b>		26. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Hospital Disposal <input type="checkbox"/> Medical Donation <input type="checkbox"/> Other (Specify)			
27. CEMETERY OR CREMATORY (Name) <b>Elmwood Cemetery</b>		28. LOCATION (City or Town, State) <b>Birmingham, AL</b>			
29. FUNERAL HOME (Name and Address) <b>Ridout's Valley Chapel 1800 Oxmoor Road Homewood, AL 35209</b>		30. FUNERAL HOME (License Number) <b>0213</b>		31. FUNERAL DIRECTOR (Signature) <i>[Signature]</i>	
32. DATE SIGNED BY FUNERAL DIRECTOR (Month, Day, Year) <b>2-23-16</b>		33. FUNERAL DIRECTOR (License Number) <b>06054</b>		34. DATE SIGNED (Month, Day, Year) <b>2/19/16</b>	
35. DATE OF DEATH (Month, Day, Year) <b>Feb 15, 2016</b>		36. TIME OF DEATH <b>12:17pm</b>		37. DATE PRONOUNCED DEAD (Month, Day, Year)	
38. TIME PRONOUNCED DEAD		40. NAME, ADDRESS, CITY, STATE, AND ZIP CODE OF PERSON CERTIFYING CAUSE OF DEATH (Item 44) <b>Jeremy Lindley, MD, 810 St. Vincent's Drive B'ham, AL 35205</b>		41. LICENSE NUMBER <b>35205</b>	
42. REGISTRAR - Signature <i>[Signature]</i>		43. FOR REGISTRAR ONLY - DATE FILED (Month, Day, Year) <b>Feb. 23, 2016</b>		44. PART I. CAUSE OF DEATH	

44. PART I. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.

IMMEDIATE CAUSE (Final disease or condition resulting in death)  
a. **Cardiopulmonary Arrest**

Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.  
b. **GI Bleed**  
c. **HTN, CHF**

45. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.  
**GI Bleed**

46. MANNER OF DEATH  
☒ Natural ☐ Homicide ☐ Accident  
☐ Pending Investigation ☐ Suicide ☐ Undetermined

47. DID TOBACCO USE CONTRIBUTE TO DEATH?  
☐ Yes ☐ Probably ☒ No ☐ Unknown

48. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death  
☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year

49. DATE OF INJURY (Month, Day, Year)

50. TIME OF INJURY

51. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)

52. INJURY AT WORK?  
☐ Yes ☒ No

53. LOCATION OF INJURY (Street or R.F.D. No., City or Town, County, State)

54. IF TRANSPORTATION INJURY, SPECIFY:  
☐ Driver/Operator ☐ Passenger ☐ Pedestrian  
☐ Other (Specify)

55. DESCRIBE HOW INJURY OCCURRED

56. AUTOPSY/TOXICOLOGY PERFORMED?  
Autopsy ☐ Yes ☒ No ☐ Unknown  
Toxicology ☐ Yes ☒ No ☐ Unknown

57. WERE FINDINGS CONSIDERED?  
Autopsy ☐ Yes ☒ No  
Toxicology ☐ Yes ☒ No

THIS IS A LEGAL RECORD AND MUST BE FILED WITHIN FIVE (5) DAYS AFTER DEATH

ADPH-NS-2 Rev.

FEB 24 2016

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2016-169-617-3

March 1, 2016

*Catherine N. Donald*  
Catherine Molchan Donald  
State Registrar of Vital Statistics