

This instrument was prepared by:
Ginger H. Knight, Attorney at Law
One Perimeter Parkway
Suite 100 North
Birmingham, Alabama 35243

Send tax notice to:
Mrs. Nancy Monson, Trustee
1001 Danberry Lane
Hoover, Alabama 35242

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration to **NANCY L. MONSON, SUCCESSOR TRUSTEE UNDER THE AMENDED AND RESTATED CRAIG A. MONSON TRUST AGREEMENT DATED AUGUST 06, 2013 AND ANY AMENDMENTS THERETO** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, GRANTOR does hereby remise, release, quitclaim, and convey unto **NANCY L. MONSON AS TRUSTEE OF THE AMENDED AND RESTATED NANCY L. MONSON TRUST AGREEMENT DATED AUGUST 06, 2013 AND ANY AMENDMENTS THERETO, a widow**, (herein referred to as GRANTEE) whose address is 1001 Danberry Lane, Hoover, Alabama, 35242 and as the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44B, according to the Survey of The Cottages of Danberry, Resurvey No. 3 as recorded in Map Book 41, Page 80 in the Office of the Judge of Probate of Shelby County, Alabama.

TAX PARCEL NO: 02 7 360 003 028.00

The property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

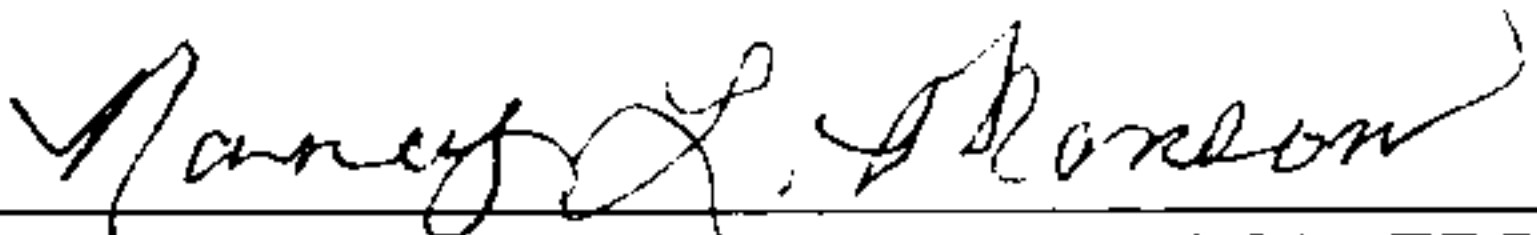
1. Ad valorem taxes and assessments for the current tax year and all subsequent tax years thereafter.
2. All mineral and mining rights now owned by Grantor
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions dated February 6, 2009 and recorded as Instrument No. 20090206000039480 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property.
5. All easement, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

TO HAVE AND TO HOLD the above described real property to the said GRANTEE, GRANTEE'S heirs, successors, and assigns forever.

The singular shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

30th IN WITNESS WHEREOF, GRANTOR has hereto set their signature and seal this
day of ~~July~~, 2017.
August,

GRANTOR:



NANCY L. MONSON, SUCCESSOR TRUSTEE

STATE OF ALABAMA)
SHELBY COUNTY)

I, Ginger H. Knight, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NANCY L. MONSON**, whose name 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August 2017.



Notary Public
My commission expires



Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form FT-1:

Grantor's Name and Address:

Nancy L. Monson, Successor Trustee of the
Amended and Restated Craig A. Monson
Trust Agreement Dated August 06, 2013
1001 Danberry Lane
Hoover, Alabama 35242

Grantee's Name and Address:

Nancy L. Monson, Trustee of the
Amended and Restated Nancy L. Monson
Trust Agreement Dated August 6, 2013
1001 Danberry Lane
Hoover, Alabama 35242

Property Address: 1001 Danberry Lane, Hoover, Alabama 35242

Date of Transfer: ~~August 10, 2017~~ August 30, 2017

Actual Value: \$ ~~389,800.00~~ 389,800

Actual Value can be verified from previous closing statement and/or Assessor's Value.

