

20171214000445670 1/5 \$303.50
Shelby Cnty Judge of Probate, AL
12/14/2017 08:11:07 AM FILED/CERT

**THIS DEED WAS 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:
Elizabeth B. King, Trustee
Trust F/B/O Elizabeth B. King under Deramus Lake Property Trust
3448 Cliff Road South
Birmingham, Alabama 35205

SOURCE OF TITLE: #1999-17791 & #2000-08442

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 5th day of December, 2017, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**FRANK E. BOYD, III AND ELIZABETH B. KING (A/K/A ELIZABETH D. KING),
AS SUCCESSOR TRUSTEES OF THE
DERAMUS LAKE PROPERTY TRUST, DATED APRIL 21, 1999,
whose mailing address is 2314 21st Avenue South, Birmingham, Alabama 35223**

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**ELIZABETH B. KING, OR ANY SUCCESSOR(S), AS TRUSTEE OF
TRUST F/B/O ELIZABETH B. KING ESTABLISHED UNDER THE
DERAMUS LAKE PROPERTY TRUST, DATED APRIL 21, 1999,
whose mailing address is 3448 Cliff Road South, Birmingham, Alabama 35205**

(herein referred to as "Grantee"), **an undivided one-half (1/2) interest (the "Property Interest")** in and to the following described real property situated in Shelby County, Alabama [the "Property"; the Property having a **property address of 144 Wehapa Circle, Leeds, Alabama 35094**, and the **Property Interest having an Assessor's Market Value of \$276,350.00** (1/2 of \$552,700.00), as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 04 3 08 0 000 013.000)], to-wit:

**LOT 1-A, ACCORDING TO MAP OF LAKE WEHAPA AS RECORDED IN MAP
BOOK 4, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

Shelby County, AL 12/14/2017
State of Alabama
Deed Tax: \$276.50

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 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 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; rights of upstream and downstream riparian owners and other parties in and to the shore, littoral or riparian rights with respect to any body of water which may lie adjacent to, and/or traversing through, the Property; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; 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 unto the said Grantee, Grantee's successors and assigns, forever.

NOTES:

1. On or about April 21, 1999, Garnet McAdams Deramus, as "Grantor", and Dorothy D. Boyd, as "Trustee", entered into that certain irrevocable trust agreement entitled the "Deramus Lake Property Trust" (hereinafter sometimes referred to as the "Trust Agreement"), pursuant to which a trust (the "Deramus Lake Property Trust") was established for the benefit of the said Dorothy D. Boyd and her lineal descendants.
2. By deeds filed for record in Inst. #1999-17791 and Inst. #2000-08442 in the Probate Office of Shelby County, Alabama, the Property was conveyed to Dorothy D. Boyd, as Trustee of the Deramus Lake Property Trust, Dated April 21, 1999.
3. Garnet McAdams Deramus, the Grantor of the Deramus Lake Property Trust, died on or about May 28, 2004, and Dorothy D. Boyd, the Trustee of the Deramus Lake Property Trust, died on or about March 3, 2017.
4. Following the death of Dorothy D. Boyd, Frank E. Boyd, III, and Elizabeth B. King (being one and the same person as "Elizabeth D. King" as referred to in the Trust Agreement, and herein in this Deed referred to as "Elizabeth B. King") became Successor Trustees of the Deramus Lake Property Trust and continue to serve as such Successor Trustees as of the date of this conveyance.
5. Pursuant to the terms of the Trust Agreement, following the death of Dorothy D. Boyd:
 - (a) The assets held in the Deramus Lake Property Trust were allocated into separate equal shares, with each such share to be held as a separate trust, for the benefit of the children of Dorothy

D. Boyd, namely Frank E. Boyd, III (the trust for his benefit being herein referred to as the "Trust F/B/O Frank E. Boyd, III Established Under the Deramus Lake Property Trust" or the "Frank E. Boyd, III Trust") and Elizabeth B. King (the trust for her benefit being herein referred to as the "Trust F/B/O Elizabeth B. King Established Under the Deramus Lake Property Trust" or the "Elizabeth B. King Trust"), and, in accordance therewith, the Property was allocated in equal undivided interests to the Frank E. Boyd, III Trust (the "Frank E. Boyd, III Trust Property Interest") and to the Elizabeth B. King Trust (the "Elizabeth B. King Trust Property Interest").


(b) Frank E. Boyd, III and Elizabeth B. King were each named to serve as Trustee of his or her respective trust established under the Trust Agreement, and, accordingly, Frank E. Boyd, III was appointed, and is currently serving, as Trustee of the Frank E. Boyd, III Trust, and Elizabeth B. King was appointed, and is currently serving, as Trustee of the Elizabeth B. King Trust.

(c) This Deed is being executed by the Grantor to evidence and complete the transfer of the Elizabeth B. King Trust Property Interest to the Trustee of the Elizabeth B. King Trust, being the Grantee herein.

6. This instrument is being executed by the undersigned Grantor solely in the fiduciary capacities 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 their individual capacities, and the undersigned Grantor expressly limit their liability hereunder solely to the property now or hereafter held by them as the Successor Trustees of the Deramus Lake Property Trust.

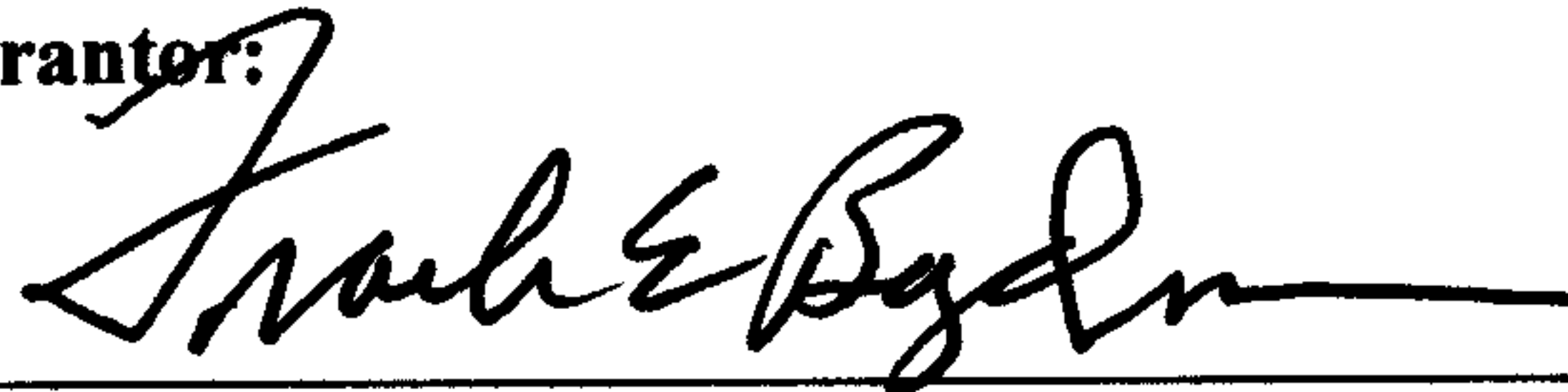
7. The Property Interest being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute in strict accordance with the terms of the Trust Agreement relating to, and as a part of, the Elizabeth B.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

**[Remainder of Page Intentionally Left Blank -
Signature Pages Follow]**


20171214000445670 3/5 \$303.50
Shelby Cnty Judge of Probate, AL
12/14/2017 08:11:07 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand(s) and seal(s) effective as of the date first above written.

Grantor:



Frank E. Boyd, III, as Successor Trustee of the Deramus Lake Property Trust, Dated April 21, 1999

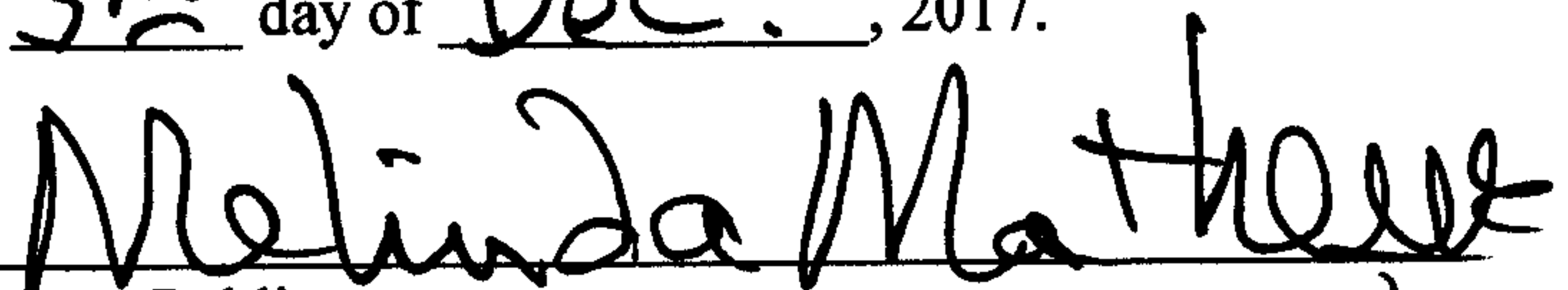
Date: Dec 5, 2017

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Frank E. Boyd, III, whose name as Successor Trustee of the Deramus Lake Property Trust, Dated April 21, 1999, 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 the conveyance, he, in his capacity as such Successor Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Dec., 2017.

{ SEAL }



Notary Public

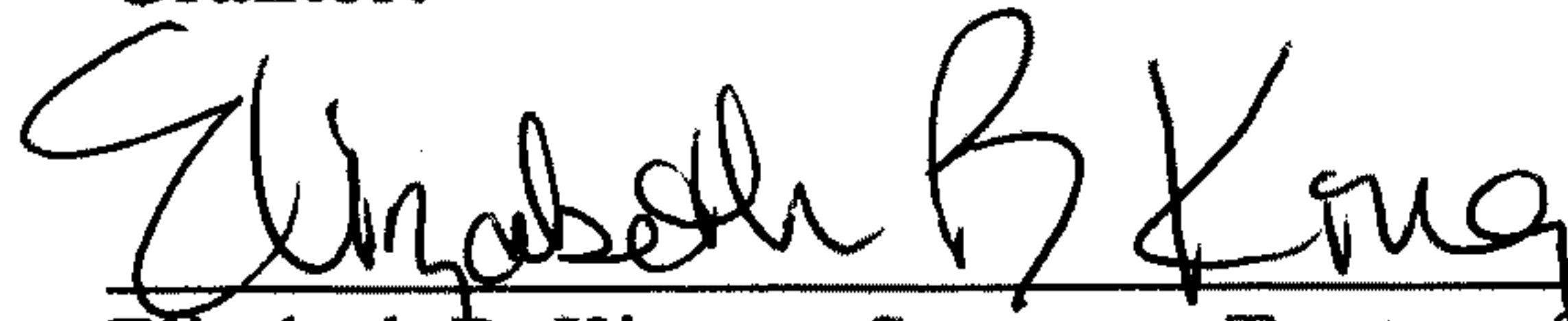
My Commission Expires: 11-28-2018

[Grantor Signatures Continued on Next Page]



20171214000445670 4/5 \$303.50
Shelby Cnty Judge of Probate, AL
12/14/2017 08:11:07 AM FILED/CERT

Grantor:



Elizabeth B. King, as Successor Trustee of the Deramus Lake Property Trust, Dated April 21, 1999

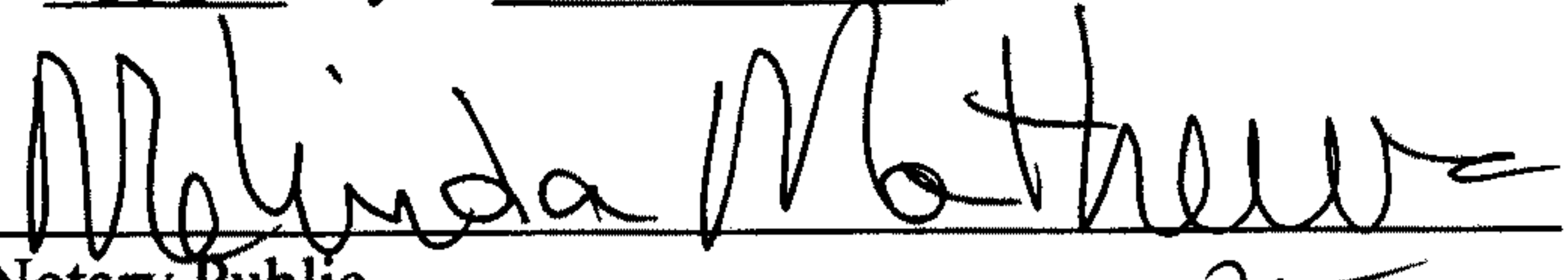
Date: 11/28/17

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Elizabeth B. King, whose name as Successor Trustee of the Deramus Lake Property Trust, Dated April 21, 1999, 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 the conveyance, she, in her capacity as such Successor Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of Nov, 2017.

{ SEAL }



Notary Public

My Commission Expires: 11-28-18

This instrument prepared by:

Melinda M. Mathews, Esq.

Sirote & Permutt, P.C.

2311 Highland Avenue South (35205)

P.O. Box 55727

Birmingham, Alabama 35255-5727



20171214000445670 5/5 \$303.50
Shelby Cnty Judge of Probate, AL
12/14/2017 08:11:07 AM FILED/CERT