

Shelby County, AL 06/14/2018
State of Alabama
Deed Tax: \$508.50


20180614000211000 1/3 \$529.50
Shelby Cnty Judge of Probate, AL
06/14/2018 12:20:49 PM FILED/CERT

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

SOURCE OF TITLE: Inst. #1995-12181

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Hal Coons, III, Trustee
Gayle McLeod Falls Management Trust
110 Office Park Drive, Suite 100
Birmingham, Alabama 35223

STATUTORY WARRANTY 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,

GAYLE M. FALLS, a married woman, joined by her spouse, **JAMES F. FALLS**,
whose mailing address is **1061 Somerset Lane, Birmingham, Alabama 35242**

(hereinafter referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by

**HAL COONS, III, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE
GAYLE MCLEOD FALLS MANAGEMENT TRUST U/A/D
DECEMBER 5, 2012, AS AMENDED AND RESTATED,**
whose mailing address is **110 Office Park Drive, Suite 100, Birmingham, Alabama 35223**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property;" the Property having a property address of 1061 Somerset Lane, Birmingham, Alabama 35242, and an **Assessor's Market Value of \$508,100.00**, as can be verified by the office of the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 03 9 30 0 002 001.115), to-wit:

Lot 1108, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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 Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years 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; 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.

NOTE: The Property 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 as a part of the "Gayle McLeod Falls Management Trust" created under, and in strict accordance with the terms and provisions of, that certain revocable trust agreement originally entered into by Gayle McLeod Falls, as both grantor and trustee, on December 5, 2012, which revocable trust agreement was amended on December 6, 2016, and was amended and restated on November 21, 2017, by Gayle McLeod Falls, as grantor, and Hal Coons, III, as trustee, by that certain instrument entitled "First Restatement of the Gayle McLeod Falls Management Trust Originally Dated December 5, 2012, and as the same may be further amended and/or restated from time to time (such revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement") for the benefit of the beneficiary(ies) thereof as provided therein.

NOTE: The Property hereby conveyed **is and will remain** the homestead of the Grantors, who are husband and wife. Gayle McLeod Falls, who is one and the same person as Gayle M. Falls, is the primary beneficiary of the Gayle McLeod Falls Management Trust held under the Trust Agreement and has the right pursuant thereto to the use of the Property as her homestead.

NOTE: James F. Falls, one of the Grantors named herein and the husband of the other Grantor, Gayle M. Falls, also known as Gayle McLeod Falls, acknowledges that, he has no fee title to the Property hereby conveyed and he is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead.

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


20180614000211000 2/3 \$529.50
Shelby Cnty Judge of Probate, AL
06/14/2018 12:20:49 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the _____ day of _____, 2018.

Grantors:

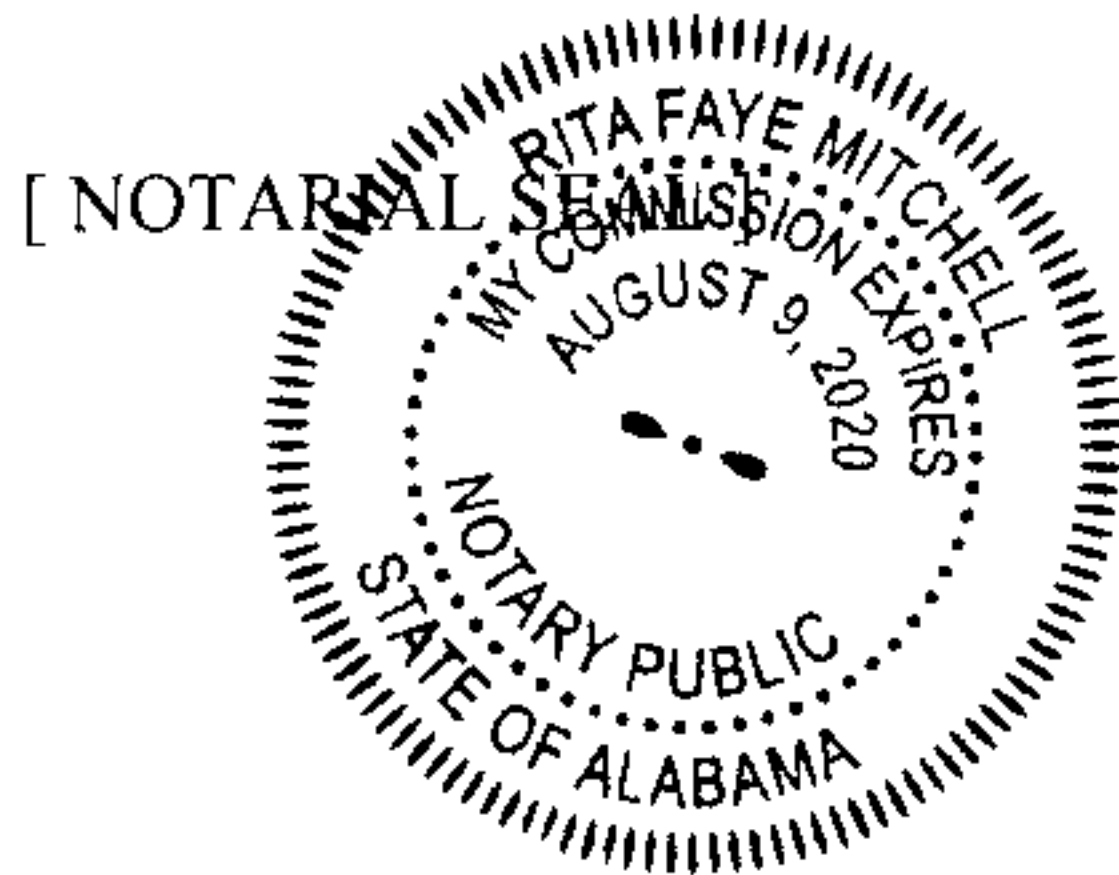
Gayle M. Falls
Gayle M. Falls

James F. Falls
James F. Falls

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Gayle M. Falls and James F. Falls, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of April, 2018.



Rita Faye Mitchell
Notary Public
My Commission Expires 8-9-2020

This document prepared by:

Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727


20180614000211000 3/3 \$529.50
Shelby Cnty Judge of Probate, AL
06/14/2018 12:20:49 PM FILED/CERT