



20181213000435800 1/4 \$67.50
Shelby Cnty Judge of Probate, AL
12/13/2018 11:26:12 AM FILED/CERT

Send Tax Notice to:
The Salvation Army
Gift Services Department
30840 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

STATE OF ALABAMA)

COUNTY OF SHELBY)

**TRUSTEE QUITCLAIM DEED
FOR MINERAL RIGHTS**

THIS IS A TRUSTEE'S QUITCLAIM DEED executed and delivered, by Betty Landess and Dena G. Nelson, as Co-Trustees of the Mary B. Anderson Living Trust dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012 (hereinafter referred to as "**Grantor**"), to The Salvation Army, a California non profit corporation (hereinafter referred to as "**Grantee**").

WHEREAS, the property which is more particularly described herein (the "**Property**") was conveyed to the Grantor by a Personal Representative's Quitclaim Deed for Mineral Rights filed with the Shelby County Judge of Probate on December 10, 2018, recorded at Instrument 20181210000429410;

WHEREAS, the Mary B. Anderson Living Trust ("Trust") was created by an Agreement dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012 (as amended, the "**Trust Agreement**");

WHEREAS, pursuant to the Trust Agreement, Betty Landess and Dena G. Nelson are the Co-Trustees of the Trust;

WHEREAS, the Grantor desires through this conveyance to transfer the Property as a distribution to the Grantee.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, the Grantor remises, releases, quitclaims and conveys unto Grantee, all of Grantor's right, title and interest in and to mineral rights located on, in, or under the following described real estate situated in Shelby County, Alabama, to-wit:

MINERAL RIGHTS ONLY IN AND TO THE FOLLOWING:

North Half (N ½) of Northeast Quarter (NE ¼) of Section 10, Township 24N, Range 15E. Also Northwest Quarter (NW ¼) of Northwest Quarter (NW ¼) of Section 25, Township 21, Range 2W. Also Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 27, Township 21, Range 2W. Also Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Section 34, Township 21, Range 2W, containing 280 acres, more or less.

Parcel # 99 0 01 4 000 040 000

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Shelby County, AL 12/13/2018
State of Alabama
Deed Tax: \$.50

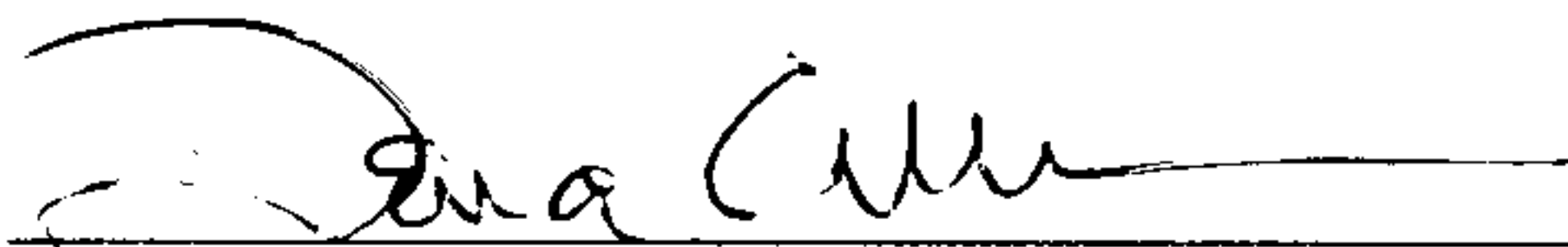
This instrument is executed by Betty Landess and Dena G. Nelson solely in their capacity as Co-Trustees of the Trust, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of each of the undersigned in her individual capacity, and each of the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Co-Trustee of the Trust as aforesaid.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal, this 10 of Nov 2018.

GRANTOR:



Betty Landess, as Co-Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012



Dena G. Nelson, as Co-Trustee of the Mary B. Anderson Living Trust dated August 19, 1994 and amended on November 22, 2010 and August 28, 2012

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

**THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):**

Amy D. Adams
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202



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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

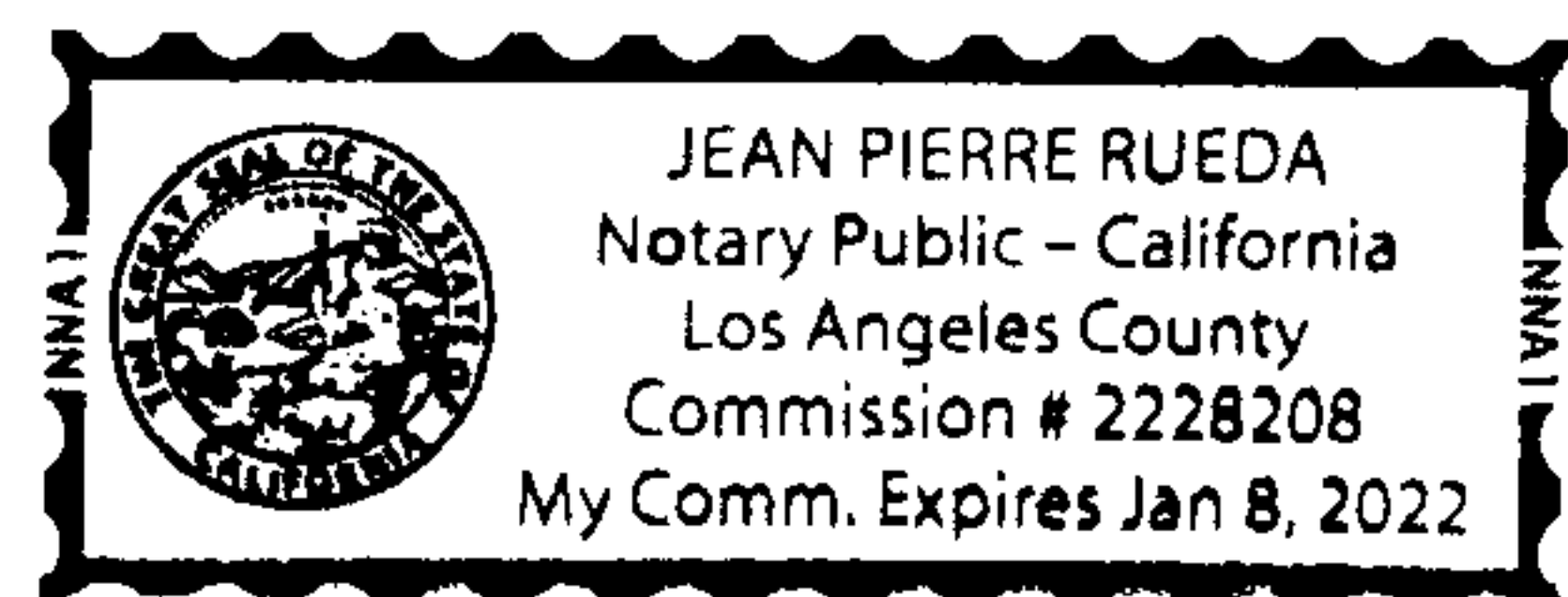
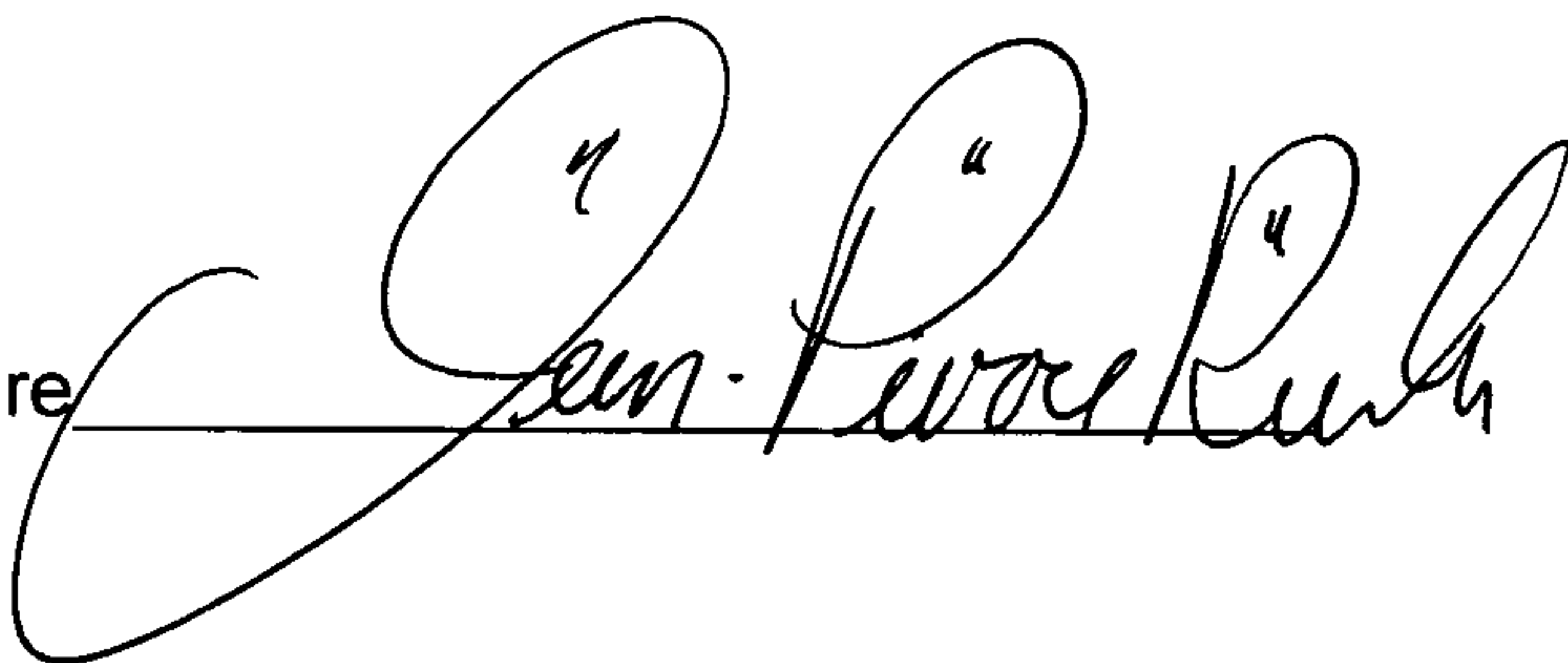
COUNTY OF LOS ANGELES

On 11/10/2018 before me, Jean-Pierre Rueda,

Notary Public, personally appeared Betty H Landess and Dena Landess Nelson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)

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Real Estate Sales Validation Form

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

Grantor's Name:	Mary Anderson Living Trust	Grantee's Name:	The Salvation Army
Mailing Address:	225 Vance Street Pacific Palisades, CA 90272	Mailing Address:	Gift Services Dept. 180 E. Ocean Blvd., 9 th Floor Long Beach CA 90802-4709
Property Address	not available	Date of Sale:	not applicable
		Total Purchase Price:	_____
		or	
		Actual Value:	_____
		or	
		Assessor's Market Value:	\$280

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other <u>County Tax Assessor</u> |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated Code of Alabama 1975 § 40-22-1 (h).

Date 11-10-18

☒ Unattested

(verified by)

Print BETTY LANDRESS

Sign Betty Landress

(Grantor/Grantee/Owner/Agent) circle one

