



2019020600003913 1/7 \$34.00
Shelby Cnty Judge of Probate, AL
02/06/2019 10:15:36 AM FILED/CERT

Corrective

Warranty Deed To Trustee

The Grantor(s) Arlene M. Rehn/Stanley Irwin Rehn, POA, a single woman of the County of Woman Caroline State of Maryland for and in consideration of \$10.00 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants

Unto Water Oak LLC as Trustee ~~and not personally under the provisions of a trust agreement dated the first day of Dec., Two Thousand and Sixteen, known as Trust Number X~~, the following described real estate in the County of Shelby, State of Alabama to wit:

TRACT II:
Commence at a point on the South boundary line of the SW 1/4 of the NW 1/4 of Section 12, Township 21, Range 1 East, which said point is 78 feet West of the SE corner of said SW 1/4 of NW 1/4 and which said point is on the East right of way line of the Montgomery Public road, and run thence North 16 deg. East along said road right of way a distance of 580 feet to the point of beginning of the property herein described; thence continue North 16 deg. East along said road right of way a distance of 145 feet to a point, which said point is the Southernmost corner of the lot which was conveyed to Braxton Templin and Lillie W. Templin by Deed dated November 21, 1959, and recorded in Deed Book 206, page 266, in the Probate Records of Shelby County, Alabama; thence turn to the right and run East 30 deg. North a distance of 150 feet along the Southern boundary of said lot which was so conveyed to Braxton Templin and Lillie W. Templin; thence run South 16 deg. West and parallel with the Easterly right of way line of said highway a distance of 145 feet to a point; thence turn to the right and run a distance of 150 feet to the point of beginning, containing one-half acres, more or less, and being a part of the SE 1/4 of the NW 1/4 of Section 12, Township 21, Range 1 East. (Deed Book 272, page 824).

Said tract of land being better described as follows:
Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, and run Southerly along the East line of said 1/4 1/4 Section a distance of 509.15 feet; thence turn 91 deg. 14' 17" right and run Westerly a distance of 748.52 feet; thence turn 101 deg. 44' 41" right and run Northeasterly a distance of 506.19 feet; thence turn 04 deg. 56' 24" right and run Northeasterly a distance of 766.45 feet; thence turn 103 deg. 04' 15" left and run Northwesterly a distance of 714.05 feet to a point on the Easterly right of way of Shelby County Highway No. 61; thence turn 77 deg. 11' 07" left and run Southwesterly along said right of way a distance of 145.00 feet to the point of beginning of the following described property; thence continue along the last described course a distance of 145.00 feet; thence turn 102 deg. 48' 53" left and run Easterly a distance of 150.00 feet; thence turn 77 deg. 11' 07" left and run Northeasterly a distance of 145.00 feet; thence turn 102 deg. 48' 53" left and run Northwesterly a distance of 150.00 feet to the point of beginning.

According to survey dated October 21, 1996, of M. D. Arrington, Reg. No. 10686.

I certify this to be a true and correct copy see s. 31

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Commence at the NE corner of the SE ¼ of the NW ¼ of Section 12, Township 21-S, Range 1-E; thence proceed North 90° 00 min. 00 sec. West for a distance of 805.39 feet; thence proceed South 17° 30 min. 29 sec. West, for a distance of 184.31 feet; thence proceed North 72° 59 min. 35 sec. West, for a distance of 108.36 feet, to the East right of way line of Shelby County Highway No. 61; thence proceed South 17° 55 min. 18 sec. West, along said right of way line, for a distance of 457.08 feet, to the point of beginning; thence proceed South 89° 45 min. 30 sec. East, for a distance of 149.75 feet; thence proceed South 14° 50 min. 05 sec. West, for a distance of 144.29 feet; thence proceed North 89° 13 min. 12 sec. for a distance of 157.44 feet, to the East right of way of said Highway; thence proceed North 17° 55 min. 18 sec. East, along said right of way, for a distance of 145.00 feet, to the point of beginning.

*Known as: 5590 South Main St.
Wilsonville, AL 35786*

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to Sept 30, 2016.

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In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 1st day of December, 2016, A.D.

Signed Sealed and Delivered in our Presence

Stanley Irwin Rehn, POA
for Arline M. Rehn

Seal

Water Oak LLC as trustee
Stan Rehn, member
State of Maryland
County of Caroline

Seal

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Stanley Irwin Rehn as attorney in fact for Arline M. Rehn to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that _____ executed the same.


Witness my hand and official seal in the county and State last aforesaid this 1st day of December, 2016 A. D.,

Sommer Gore
Notary Public
My commission expires 4/4/18

SOMMER GORE
Notary Public-Maryland
Queen Anne's County
My Commission Expires
April 04, 2018

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I certify this to be a true and
correct copy Alexis S. Boyd

Date 1/28/19 Probate Judge
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Real Estate Sales Validation Form

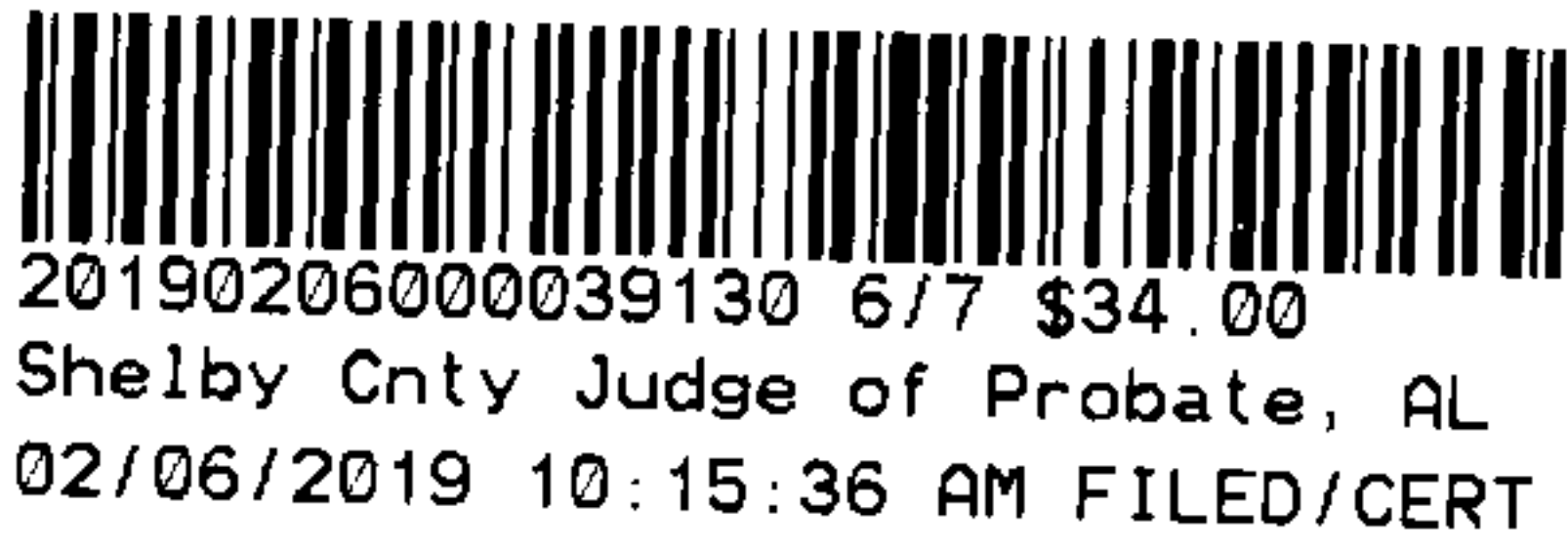
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Stanley I. Rehn POA for
Mailing Address Arline M. Rehn
615 Market St.
Denton, MD 21629

Grantee's Name Water Oak LLC
Mailing Address 615 Market St
Denton, MD 21629

Property Address 8590 South Main St.
Wilsonville, AL 35786

Date of Sale 12/1/2016
Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 71,230.00



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)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Warranty Deed to Trustee

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.

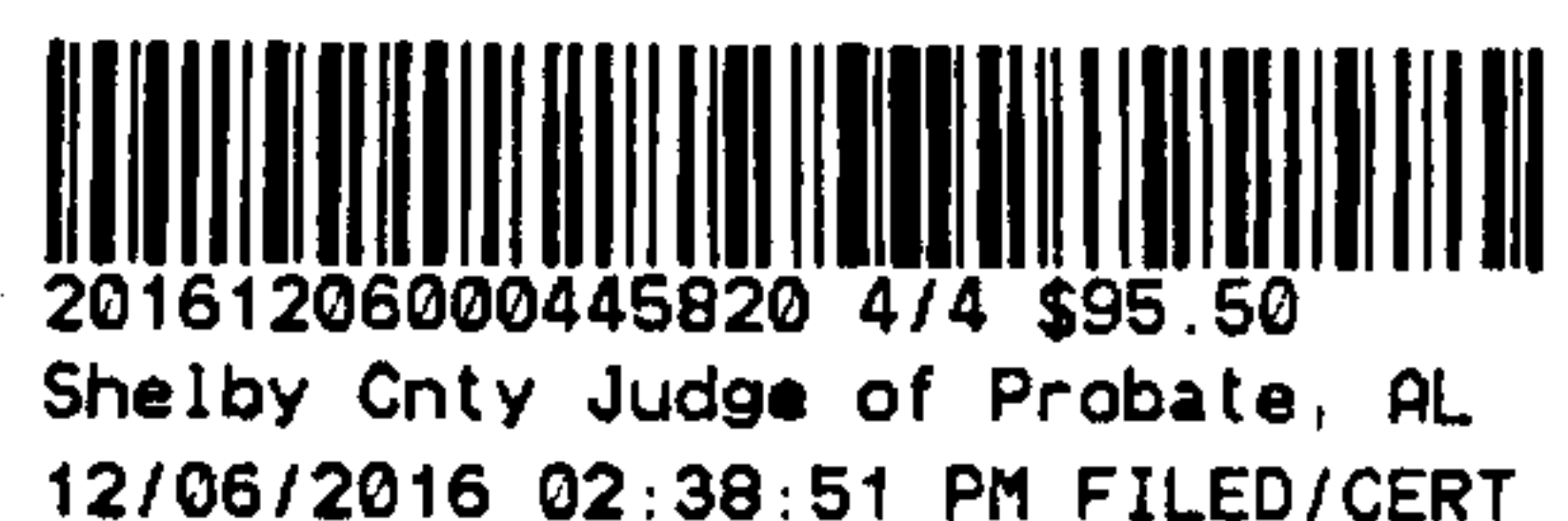
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 in Code of Alabama 1975 § 40-22-1 (h).

Date 12/1/2016
Print Stanley Irwin Rehn POA
Unattested [Signature] (verified by)
Sign Stanley Irwin Rehn POA
(Grantor/Grantee/Owner/Agent) circle one



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I certify this to be a true and
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Shelby County

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