

**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.**

STATE OF ALABAMA       )  
                                      )  
COUNTY OF SHELBY     )

Send Tax Notice to:  
Shirley B. Shipman  
3121 Brook Highland Drive  
Birmingham, AL 35242

**TRUSTEES' STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 29<sup>th</sup> day of May, 2019, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**Shirley B. Shipman, Patricia S. Hudson, Steven M. Shipman, and David W. Shipman, as Trustees of the William B. Shipman Family Trust under the will of William B. Shipman, deceased,** whose mailing address is **3121 Brook Highland Drive, Birmingham, AL 35242**

(hereinafter referred to as the "Grantor"), in hand paid by

**Shirley B. Shipman**, an unmarried woman,  
whose mailing address is **3121 Brook Highland Drive, Birmingham, AL 35242**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee an undivided one-half (1/2) interest (the "**Property Interest**") in and the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; said Property having a **property address of 3121 Brook Highland Drive, Birmingham, AL 35242**, and the Property Interest having an **Assessor's Market Value of \$204,050.00** (being 1/2 of the Property's total Assessor's Market Value of \$408,100.00), as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 03 9 29 0 002 090.000)], to-wit:

**Lot 160, according to the Survey of Brook Highland, an Eddleman Community, 5th Sector, as recorded in Map Book 13, Page 36 A & B, as recorded in the Probate Office of Shelby County, Alabama.**

**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. Ad valorem 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 (however, minerals are conveyed as a part of the Property Interest 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, 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** unto the said Grantee, Grantee's heirs and assigns, in fee simple forever.

**NOTES:**

1. By deed dated October 27, 1989, and filed for record on November 3, 1989, in Book 264, Page 540, in the Probate Office of Shelby County, Alabama, the Property was conveyed by William J. Acton Construction, Inc. to William B. Shipman and wife, Shirley B. Shipman, as joint tenants with right of survivorship (the "1989 Deed").

2. William B. Shipman (the "Decedent") died on or about April 25, 1996, and his Will was admitted to probate in the Probate Court of Shelby County, Alabama, Case No. 35-004. Thereafter, pursuant to Disclaimer of Property Interest executed by the Decedent's surviving wife, Shirley B. Shipman, on January 20, 1997, and filed for record on January 27, 1997, in Inst. #1997-02673, in the Probate Office of Shelby County, Alabama, the said Shirley B. Shipman disclaimed the one-half separate interest in the Property which would otherwise have devolved to her by right of survivorship under the 1989 Deed, with the intent that, as a result of the disclaimer, the said Shirley B. Shipman would continue to own an undivided one-half interest in the Property, and the other undivided one-half interest in the Property disclaimed by her (the "Disclaimed Property Interest") would become an asset of the estate of the Decedent.

3. Shirley B. Shipman, Patricia S. Hudson, Steven M. Shipman, and David W. Shipman, as trustees of the William B. Shipman Family Trust under the will of William B. Shipman, deceased (being the Grantor herein), acquired title to the Disclaimed Property Interest from Shirley B. Shipman, as Personal Representative of the Estate of William B. Shipman, deceased, Probate Court of Shelby County, Alabama, Case No. 35-004, by deed dated October 16, 1997, and filed for record on October 23, 1997, in Inst. #1997-34526, in the Probate Office of Shelby County, Alabama (the "1997 Deed"). Notwithstanding that the 1997 Deed did not provide that only the Disclaimed Property Interest was being conveyed by said 1997 Deed, the Grantor, by the Grantor's execution of this Deed, and the Grantee, by her acceptance of this Deed, acknowledge that, at the time of the execution of the 1997 Deed, the Decedent's estate held title to, and could convey, only the Disclaimed Property Interest and that the Decedent's surviving wife, Shirley B. Shipman, held, and continues to hold, title to the other undivided one-half interest in the Property.

4. By separate Trust Settlement and Termination Agreement executed by all of the current adult beneficiaries of the William B. Shipman Family Trust under the will of William B. Shipman, deceased

(the "Family Trust"), the parties have agreed, for themselves and their descendants, to terminate the Family Trust and to distribute the Disclaimed Property Interest to Shirley B. Shipman, and this Deed is being executed to evidence the distribution of the Disclaimed Property Interest (being the same Property Interest conveyed by this Deed) to the said Shirley B. Shipman, the Grantee herein.

5. This instrument is being executed by each undersigned Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of any undersigned Grantor in their individual capacity, and each undersigned Grantor expressly limits their liability hereunder solely to the property now or hereafter held by them as trustees of the Family Trust.

6. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

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Signature Pages of Grantor Follow -**

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals effective as of the date first above written.

GRANTOR:

*Shirley B Shipman*

Shirley B. Shipman, as trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased

Date of Execution:

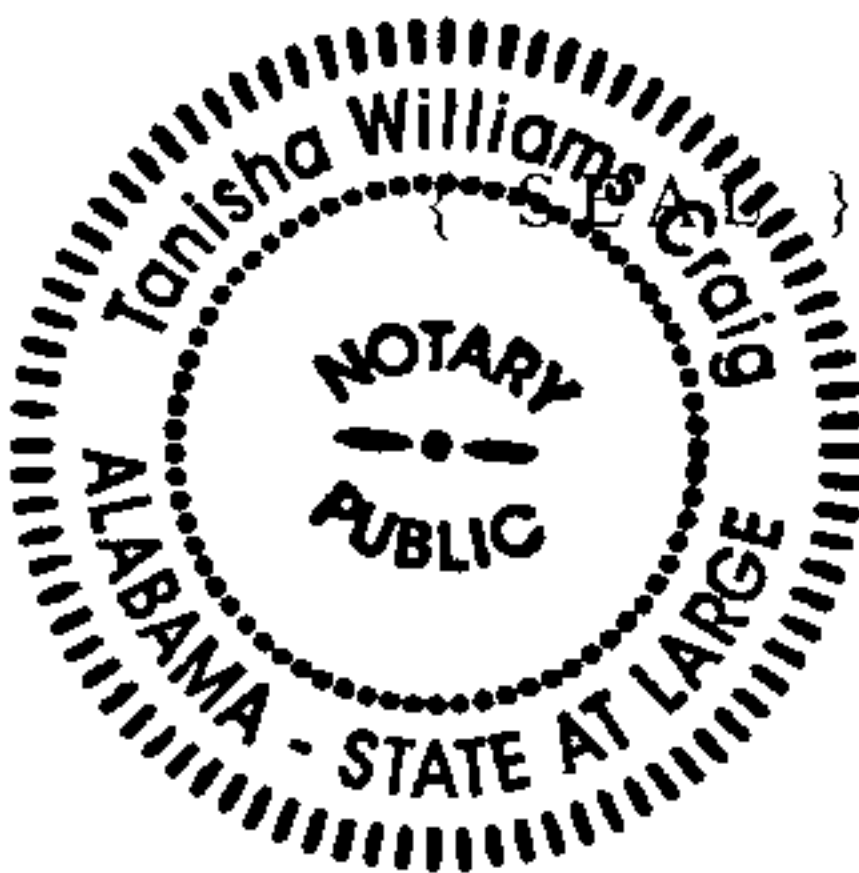
*5/29/2019*

STATE OF ALABAMA )

COUNTY OF *Shelby* )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shirley B. Shipman**, whose name as **trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased**, 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 said conveyance, she, in her capacity as such trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *29<sup>th</sup>* day of *May*, 2019.



*Tanisha Williams*

Notary Public

My Commission Expires:

*8-20-2020*

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Grantor Signatures Continued on Following Pages -



GRANTOR:

David W. Shipman

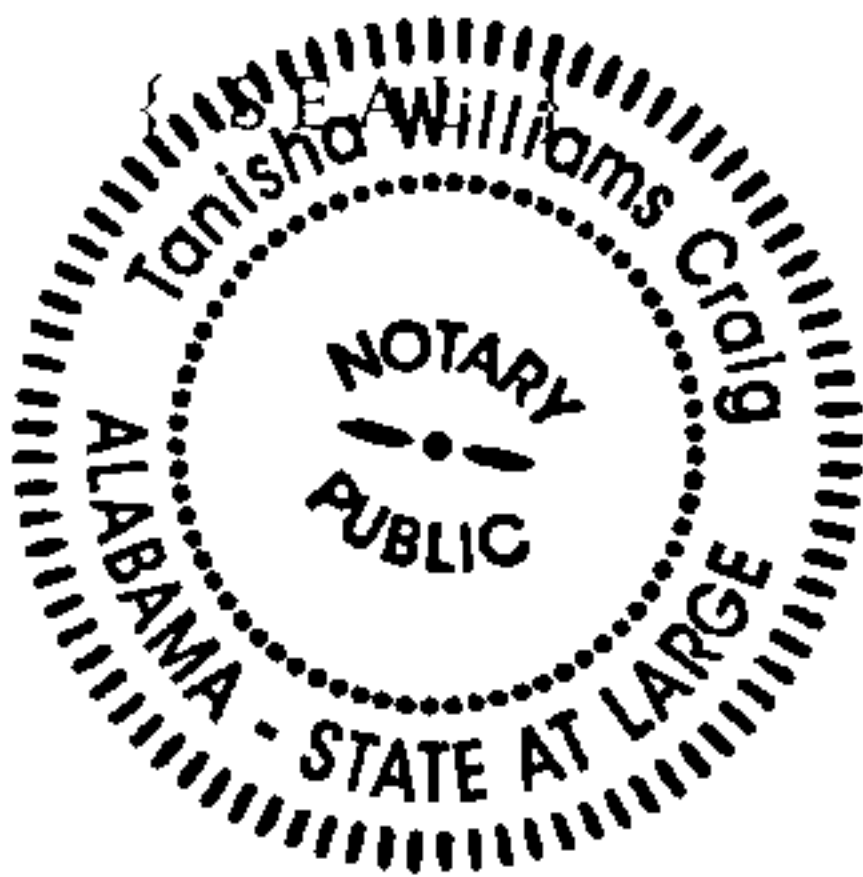
David W. Shipman, as trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased

Date of Execution: 5-29-19

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David W. Shipman**, whose name as **trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased**, 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 said conveyance, he, in his capacity as such trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of May, 2019.



Tanisha Williams Craig

Notary Public

My Commission Expires: 8-20-2020

**This instrument prepared by:**  
W. Wesley Hill, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

GRANTOR:



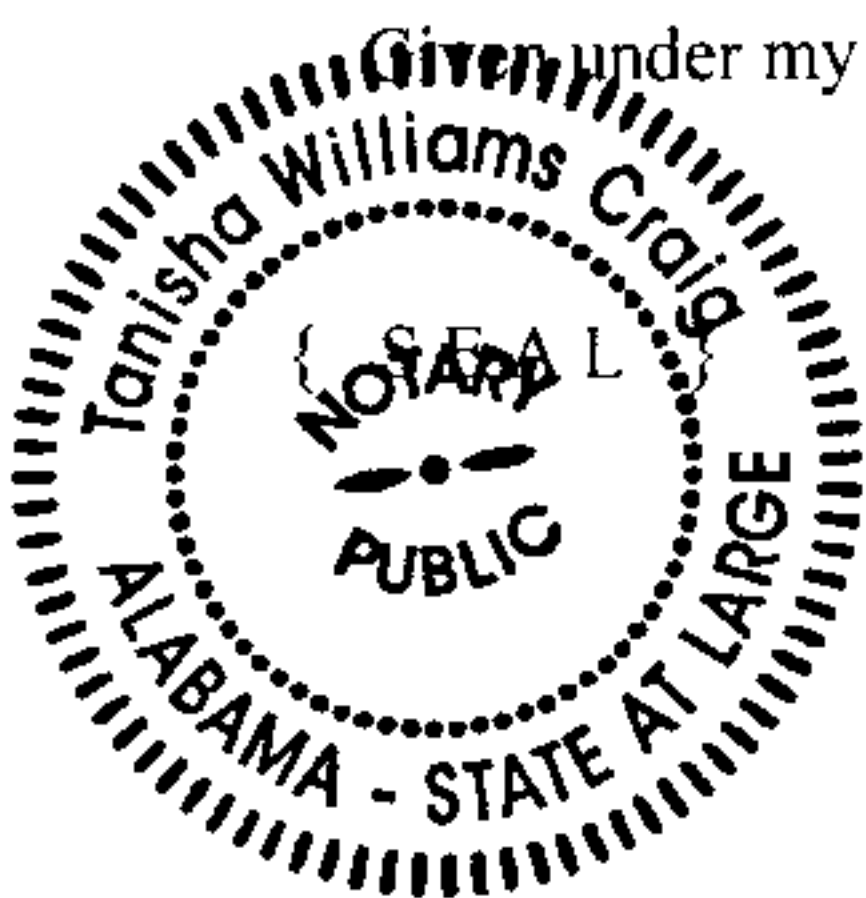
Steven M. Shipman, as trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased

Date of Execution: 5/29/2019

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steven M. Shipman**, whose name as **trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased**, 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 said conveyance, he, in his capacity as such trustee and with full authority, executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 29<sup>th</sup> day of May, 2019.



Notary Public

My Commission Expires: 8-20-2020

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Grantor Signatures Continued on Following Page -



20190530000186040 6/7 \$240.50  
Shelby Cnty Judge of Probate, AL  
05/30/2019 10:43:29 AM FILED/CERT

GRANTOR:

*Patricia S. Hudson*

Patricia S. Hudson, as trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased

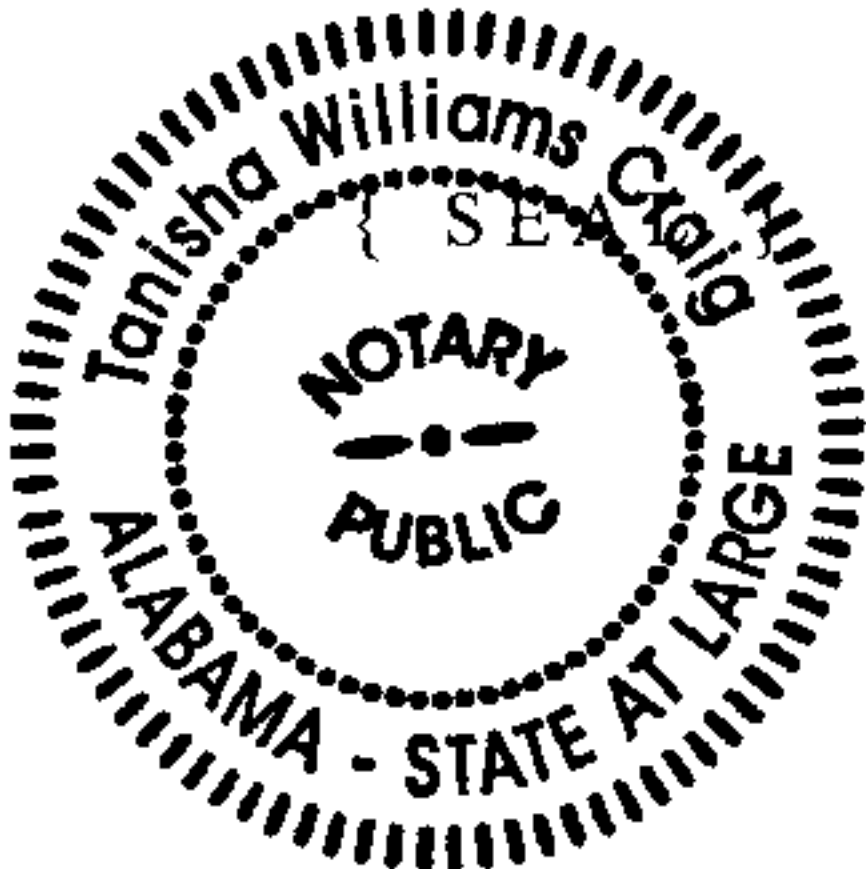
Date of Execution: 05/29/2019

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patricia S. Hudson**, whose name as **trustee of the William B. Shipman Family Trust under the will of William B. Shipman, deceased**, 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 said conveyance, she, in her capacity as such trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of May, 2019.



*Tanisha Williams Craig*  
Notary Public

My Commission Expires: 8-29-2020

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Grantor Signatures Continued on Following Pages -