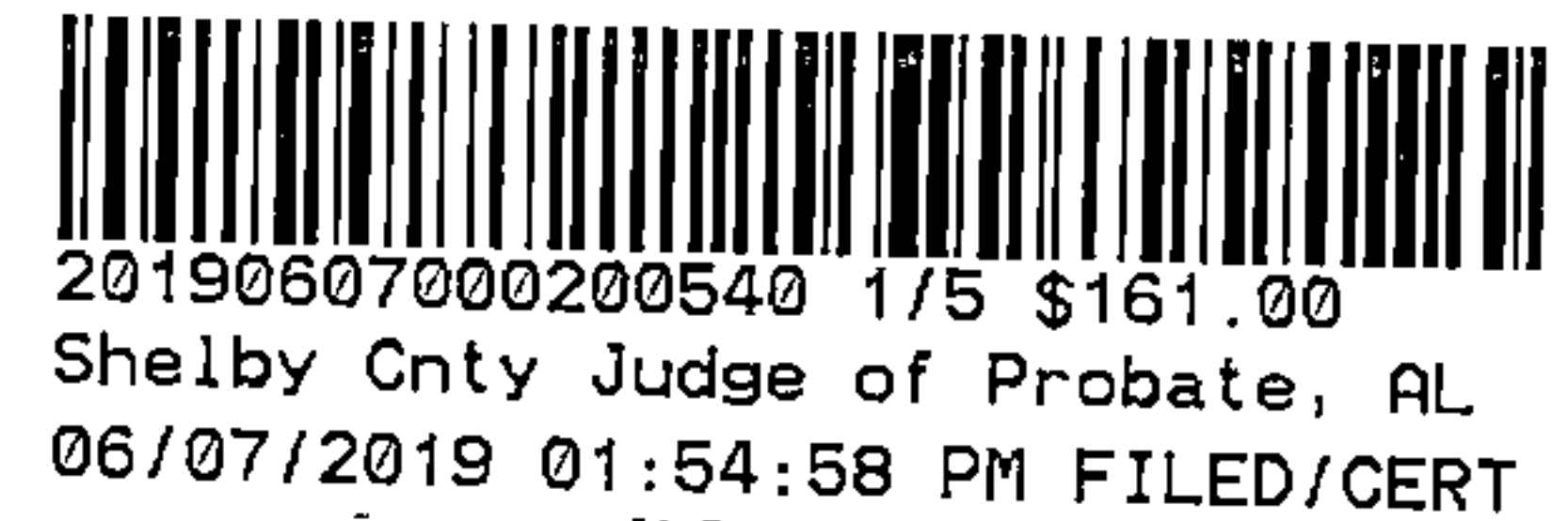


This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Fran Greenberg, Trustee of the
Trust f/b/o Sue A. Wheeler
3940 Forest Avenue
Birmingham, AL 35213

DEED OF DISTRIBUTION



STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS DEED made and entered into the 15th day of October, 2013, by **Fran Greenberg, as Personal Representative of the Estate of Frank W. Wheeler, deceased** (herein referred to as Grantor), and **Fran Greenberg, as Trustee of the Trust for the benefit of Sue A. Wheeler** as set forth under Article Five of the Will of **Frank W. Wheeler**, dated January 2, 2007 (herein referred to as Grantee).

RECITALS:

1. **Frank W. Wheeler** (herein referred to as Decedent) died testate on the 5th day of September, 2008. His Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on January 28, 2009, under Case Number PR-2009-000027 by said Court. Said Court issued Letters Testamentary to **Fran Greenberg** on January 28, 2009, authorizing **Fran Greenberg** to act as Personal Representative on behalf of the Estate of the Decedent.

2. At the time of his Death, Decedent owned certain real property, which is the subject of this conveyance.

3. Under Article Three of Decedent's Last Will and Testament, the entirety of Decedent's residuary estate is given to his spouse, Sue A. Wheeler, to be held in trust (under Article Five of said Will) with Fran Greenberg serving as trustee of such trust.

4. Accordingly, Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantee according to the terms of the Decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto the Grantee to be held in trust subject to Article Five of Decedent's Last Will and Testament, wherein **Fran Greenberg** is named as Trustee of said Trust, as follows: All right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

Legal Description: Exhibit "A"

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$134.00

Subject to:

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

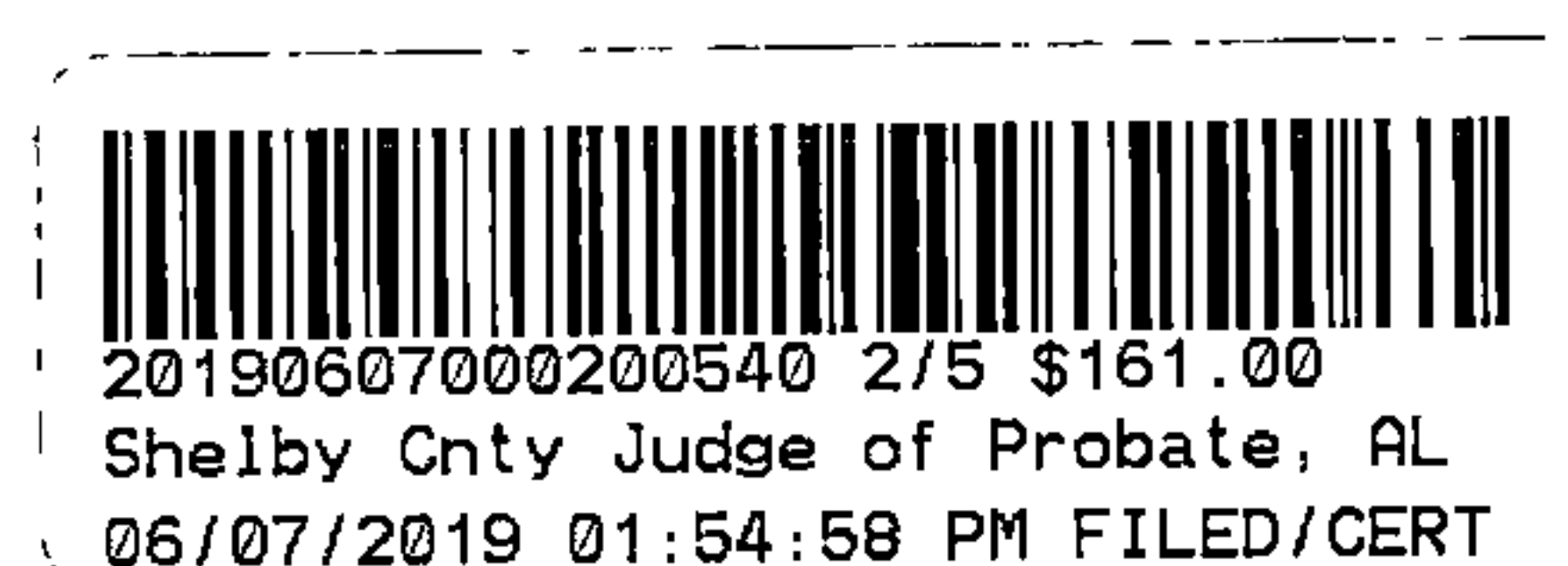
THE GRANTOR herein grants full power and authority by this deed to the Trustee, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee (or successor trustee) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

NO TITLE OPINION GIVEN.

THE PREVIOUSLY RESERVED LIFE ESTATE IN SAID PROPERTY IS RETAINED FOR THE BENEFIT OF SUE A. WHEELER FOR THE DURATION OF HER LIFE.

TO HAVE AND TO HOLD to the said **Fran Greenberg as Trustee**, or her successors in Trust, of the **Trust for the benefit of Sue A. Wheeler** as set forth under Article Five of the Will of **Frank W. Wheeler** dated January 2, 2007, and to her respective successors and assigns, forever.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the Grantor expressly limit her liability hereunder to the property now or hereafter held by her in her representative capacity named.



IN WITNESS WHEREOF the Grantor has executed this conveyance by setting her signature hereto this the 15th day of October, 2013.

ESTATE OF FRANK W. WHEELER,
Decedent

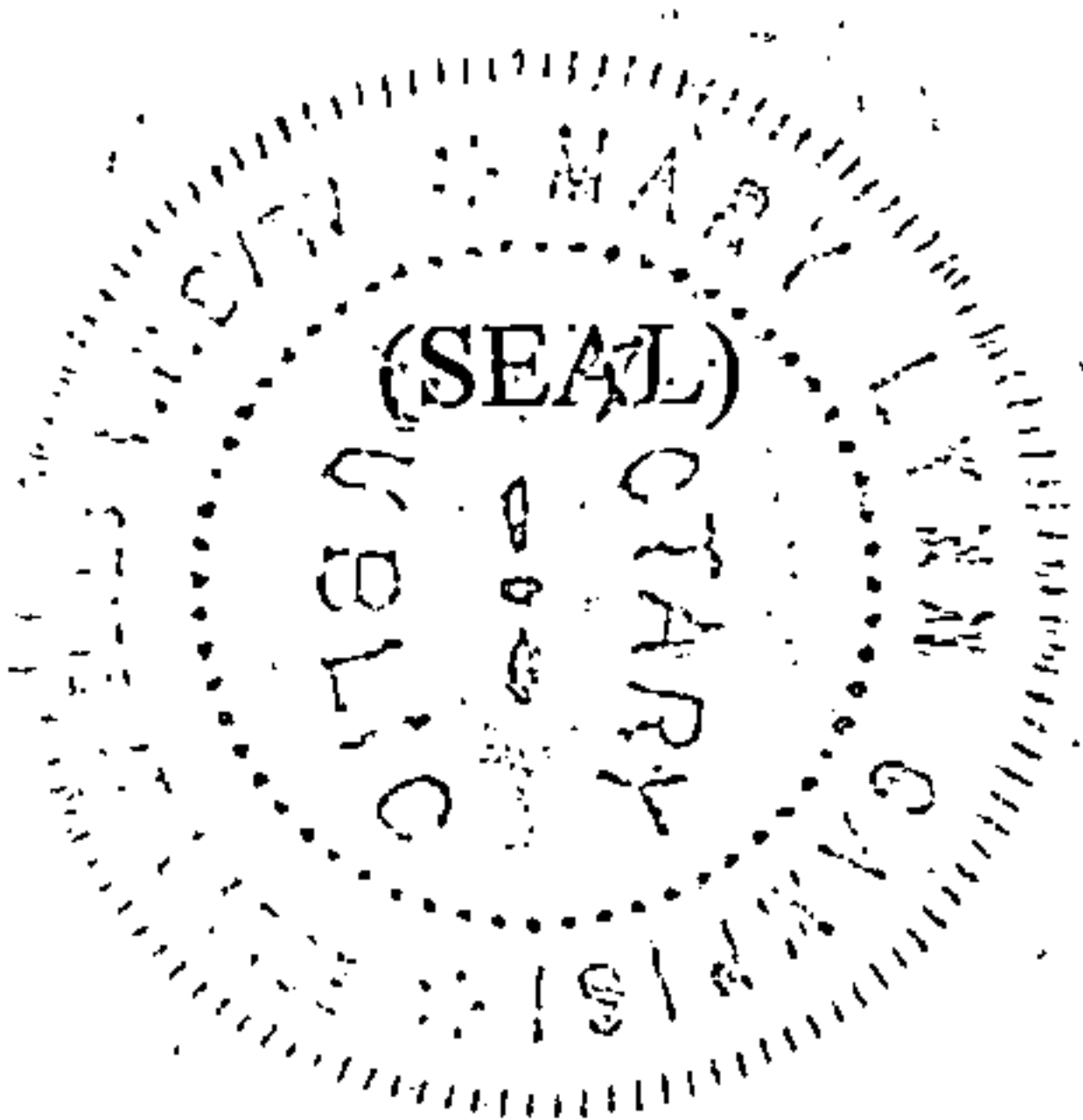


Fran Greenberg— Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Fran Greenberg**, whose name as Personal Representative of the **Estate of Frank W. Wheeler**, 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 instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2013.




Notary Public: MARY ANN CAMPISI
My Commission Expires: 6-6-15



20190607000200540 3/5 \$161.00
Shelby Cnty Judge of Probate, AL
06/07/2019 01:54:58 PM FILED/CERT

EXHIBIT "A"

That certain parcel of land situated in Shelby County, Alabama and described as:

The East 1/2 of the East 1/2 of the NE 1/4 of the NE 1/4 of Section 29, Township 20, Range 1 East, Shelby County, Alabama EXCEPT the North 176 feet conveyed in Deed Book 162, Page 51.



20190607000200540 4/5 \$161.00
Shelby Cnty Judge of Probate, AL
06/07/2019 01:54:58 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Frank W. Wheeler
Mailing Address 910 Fran Greenberg, DL
3940 Forest Ave.
Birmingham, AL 35213

Grantee's Name Fran Greenberg, Trustee of
Mailing Address Sue A. Wheeler Trust
3940 Forest Ave.
Birmingham, AL 35213

Property Address 3243 Hwy. 55
Wilsonville, AL 35186

Date of Sale 10/15/2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 133,800.00

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 Shelby County Tax Assessor Report

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).

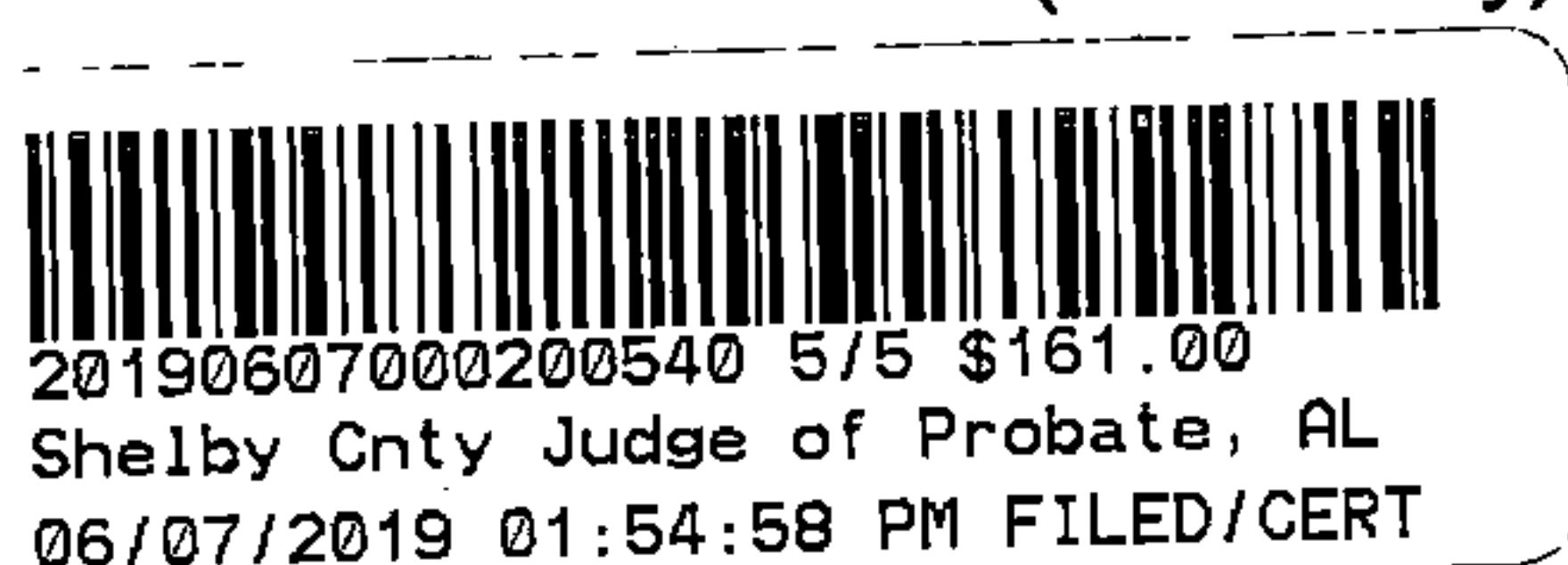
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/23/19

Print Jenny R. Greene

☐ Unattested
(verified by)

Sign Jenny R. Greene
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1