

This Instrument Prepared By:
Lynn Campisi
LYNN CAMPISI, P.C.
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Fran Greenberg
3940 Forest Avenue
Birmingham, AL 35213

TRUSTEE'S DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)


THIS DEED made and entered into the 24th day of May, 2019, by **Fran Greenberg, as Trustee of the Trust for the benefit of Sue A. Wheeler created under Article Five of the Last Will and Testament of Frank W. Wheeler dated January 2, 2007** ("Grantor"), and **Fran Greenberg** ("Grantee").

RECITALS:

1. The Trust for the benefit of Sue A. Wheeler ("Trust") was created and funded during the administration of the Estate of Frank W. Wheeler in Case Number PR-2009-000027 in the Probate Court of Shelby County, Alabama.
2. Said Trust named Fran Greenberg as the Trustee of the Trust.
3. Sue A. Wheeler died on or about January 1, 2019.
4. Pursuant to the terms and conditions of said Trust, upon the death of Sue A. Wheeler, all remaining trust property shall be paid over and distributed to Fran Greenberg.
5. Grantor has determined that all remaining Trust property should be distributed to Grantee pursuant to said Trust.

NOW, THEREFORE, in consideration of the premises and for the purpose of executing the terms of the Trust for the benefit of Sue A. Wheeler, Grantor, in her capacity as Trustee and pursuant to the power and authority vested in her under the terms of said Trust, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Fran Greenberg** all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

SEE ATTACHED EXHIBIT "A"


20190612000207100 1/5 \$28.00
Shelby Cnty Judge of Probate: AL
06/12/2019 11:48:28 AM FILED/CERT

Subject to:

Easements and restrictions of record, if any.

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 that 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 PREPARER OF THIS DEED HAS ACTED ONLY AS A SCRIVENER AND HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said Grantee and her respective successors and assigns forever.

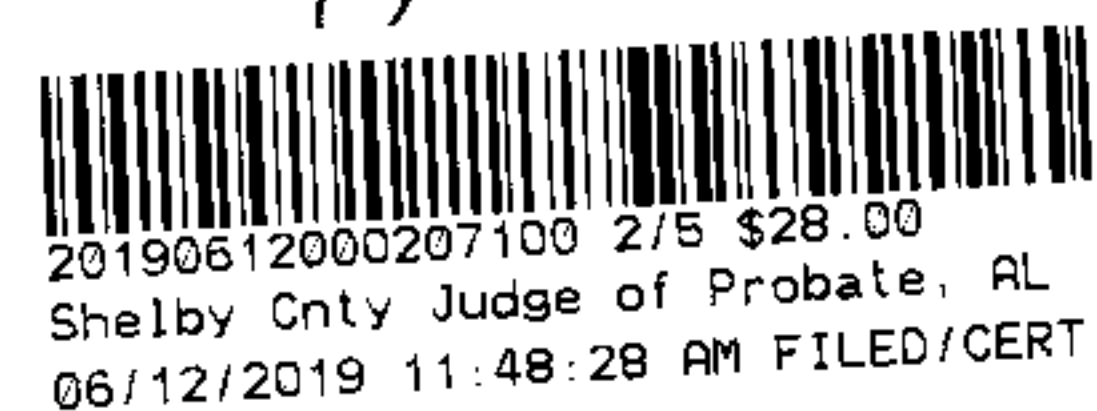
This instrument is executed by Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in her individual capacity, and Grantor expressly limits her liability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

IN WITNESS WHEREOF, Grantor has executed this conveyance by setting her signature hereto this the 24th day of May, 2019.

TRUST FBO SUE A. WHEELER



Fran Greenberg, Trustee

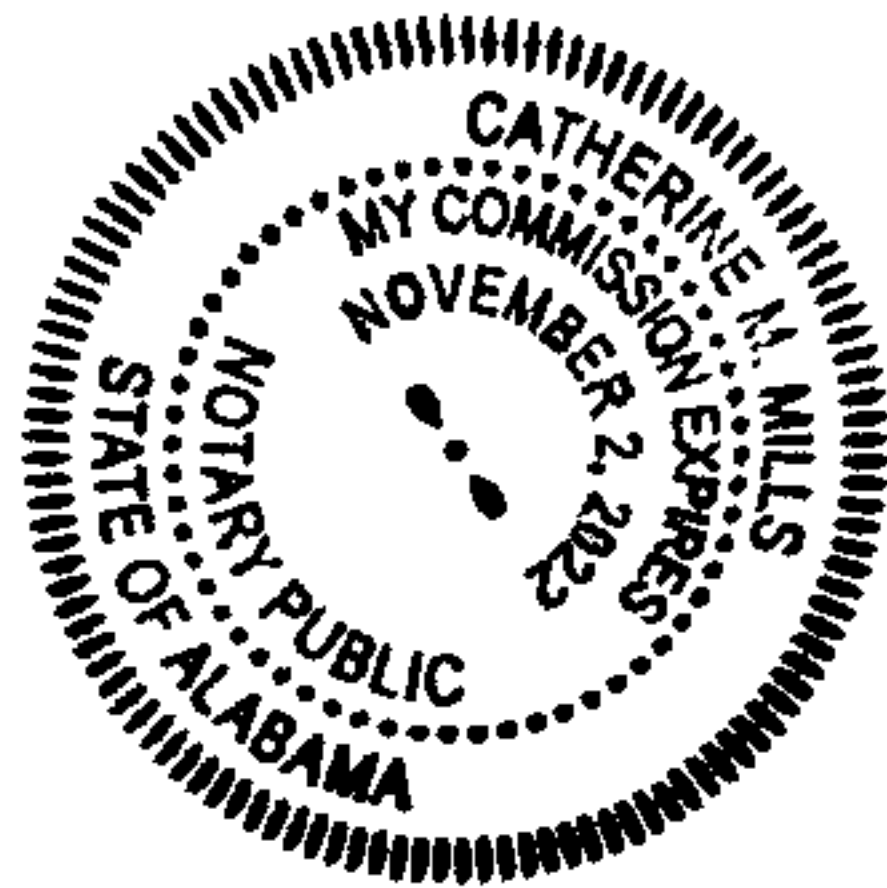


STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Fran Greenberg**, whose name, as Trustee of the Trust for the benefit of Sue A. 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, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2019.

(SEAL)



Catherine M. Mills
Notary Public
My Commission Expires: 11/2/22



20190612000207100 3/5 \$28.00
Shelby Cnty Judge of Probate AL
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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.



20190612000207100 4/5 \$28.00
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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 Fran Greenberg, trustee of
Mailing Address Sue A. Wheeler Trust
3940 Forest Ave.
Birmingham, AL 35213

Grantee's Name Fran Greenberg
Mailing Address 3940 Forest Ave.
Birmingham, AL 35213

Property Address 3243 Hwy. 55
Wilsonville, AL 35706

Date of Sale 5/24/2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 140,180.00

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 5/24/19

Print Fran Greenberg

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

I Inattested

(verified by)



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Form RT-1