



20191022000388420 1/5 \$135.00
Shelby Cnty Judge of Probate, AL
10/22/2019 11:07:23 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
WK Real Properties LLC
3540 Kingshill Road
Birmingham, Alabama 35223-1422

SOURCE OF TITLE: Book 373, Page 214

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 7th day of October, 2019, for and in consideration of the sum of **One Hundred Thousand and No/100 Dollars (\$100,000.00)**, as can be verified by agreement between Grantor and Grantee, and other good and valuable consideration to

**WILLIAM CLARKE MORRISON, JR., AS SUCCESSOR TRUSTEE OF
THE LOUISE K. DRAKE REVOCABLE TRUST
(A/K/A THE LOUIS K. DRAKE REVOCABLE TRUST) ESTABLISHED
UNDER AGREEMENT DATED THE 19TH DAY OF SEPTEMBER, 1991,
whose mailing address is 35 Auburndale Drive, Asheville, North Carolina 28806**

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

WK REAL PROPERTIES LLC, an Alabama limited liability company,
whose mailing address is **3540 Kingshill Road, Birmingham, Alabama 35223-1422**

(herein 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 all of the Grantor's undivided one-third (1/3) interest (the "**Property Interest**") in and to the following described real properties situated in Shelby County, Alabama (herein collectively referred to as the "**Properties**"; the Properties having a **property address of 3883 Hwy. 39, Chelsea, Alabama 35043**; and being identified as Parcel No. 15 2 04 0 001 031.000 by the Shelby County, Alabama Property Tax Commissioner), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR LEGAL DESCRIPTIONS**

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. All taxes for the year 2019 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 any of the Properties, together with all rights in connection therewith (however, minerals are conveyed as a part of the Properties to the extent owned by Grantor); 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, affecting any of the Properties; any rights of parties in possession; all recorded or unrecorded leases affecting any of the Properties, if any; 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 any of the Properties.

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

NOTES:

1. On or about September 19, 1991, Louise Kendrick Drake (the "Trust Grantor") established The Louise K. Drake Revocable Trust (the "Trust") pursuant to that certain revocable trust agreement entitled "The Louise K. Drake Revocable Trust", entered into by the Trust Grantor and Barbara D. Morrison, as "Trustee" thereunder (the "Trust Agreement"), which Trust Agreement was filed for record on November 15, 1991, in Book 373, Page 220, in the Probate Office of Shelby County, Alabama.

2. The Trust Grantor conveyed all of her right, title and interest in and to the Properties [being the undivided one-third (1/3) Property Interest set forth hereinabove] to "Barbara D. Morrison, as Trustee of The Louis K. Drake Revocable Trust established under Agreement dated the 19th day of September, 1991, or any Successor Trustee thereto", as evidenced by deed dated September 19, 1991, and recorded on November 15, 1991, in Book 373, Page 214, in the Probate Office of Shelby County, Alabama. In setting out the name of the Grantee in said deed, the name "Louise" was inadvertently and incorrectly set out as "Louis." However, the Grantor acknowledges and agrees that "The Louis K. Drake Revocable Trust" is one and the same Trust as "The Louise K. Drake Revocable Trust" established under Agreement dated the 19th day of September, 1991.

3. Barbara D. Morrison, the initial trustee under the Trust Agreement, and who is one and the same person as Barbara Ann Morrison, died on or about May 11, 2014, and pursuant to the terms of Paragraph B. of Article Three of the Trust Agreement, William Clarke Morrison, Jr., being the oldest living grandchild of the Trust Grantor at the time of the death of the initial trustee, was appointed, and is currently serving, as Successor Trustee of the Trust under the Trust Agreement.

4. This Deed is being executed by the undersigned Successor Trustee solely in his fiduciary capacity as set forth herein, and neither this Deed nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned Successor Trustee in his individual capacity, and the undersigned Successor Trustee expressly limits his liability hereunder solely to the property now or hereafter held by him as the Successor Trustee of the Trust under the Trust Agreement.

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 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).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**



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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective as of the date first above written.

GRANTOR:

William Clarke Morrison Jr.

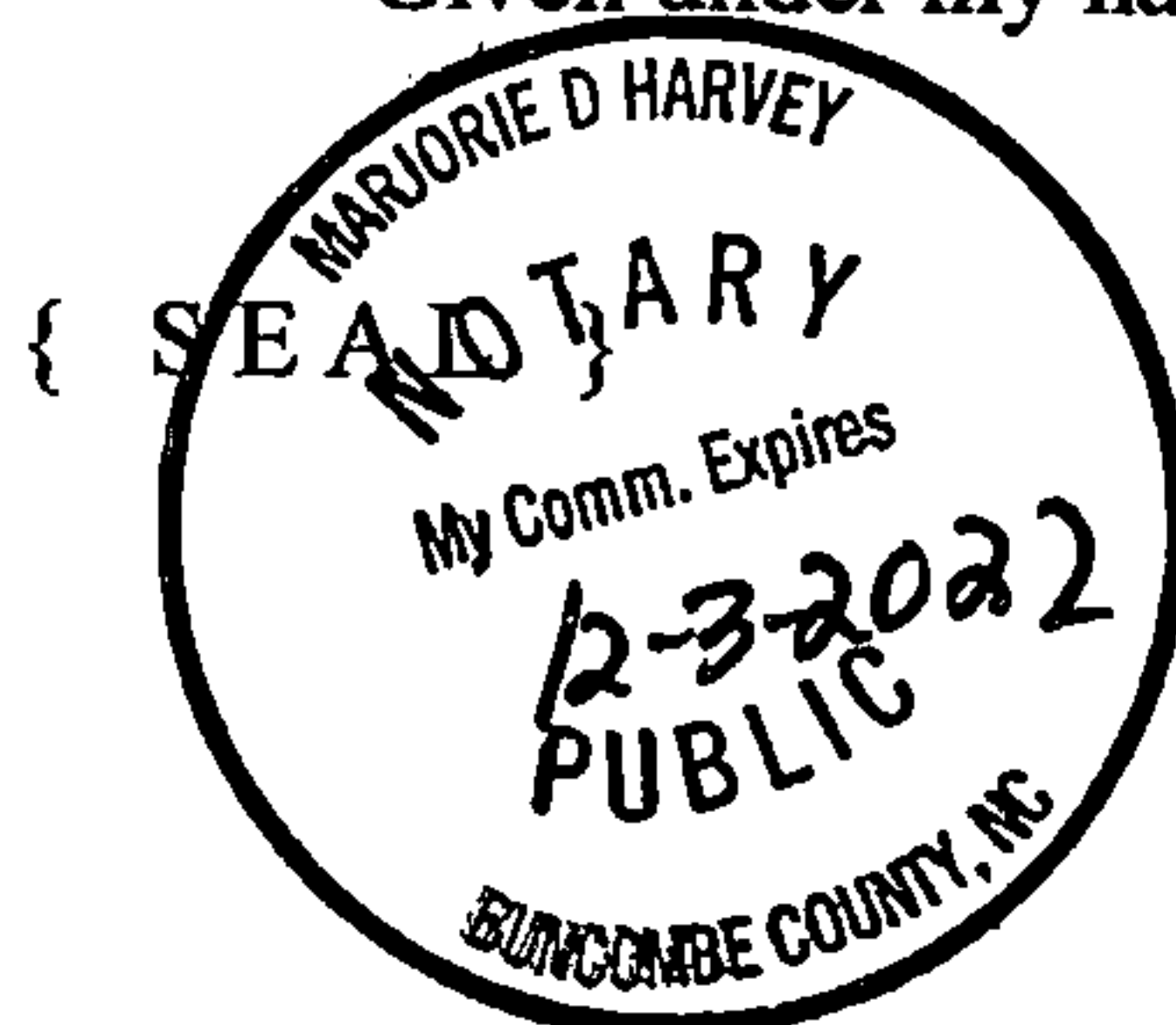
William Clarke Morrison, Jr., Successor Trustee of the Louise K. Drake Revocable Trust established under Agreement dated the 19th day of September, 1991

Date of Execution: 10-1-2019

STATE OF North Carolina
COUNTY OF Buncombe

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William Clarke Morrison, Jr., whose name as Successor Trustee of The Louise K. Drake Revocable Trust established under Agreement dated the 19th day of September, 1991, 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 Successor Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2019.



Marjorie D. Harvey
Notary Public
My Commission Expires: 12-3-2022

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



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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTIES

Tract I:

A tract of land consisting of approximately 4-7/10 acres described as commencing at the NE corner of the NW 1/4 of SW 1/4 of Section 4-T-20 R-1 west. Run west along 40 line a distance of 78.68 feet to an iron pipe on 40 line for the point of beginning. Continue west along 40 line a distance of 210 feet to an iron pipe. Then run south 5° east a distance of 1088 feet to an iron pipe on the north boundary line of K.Springs Cemetery property. Then run 20° north of east along cemetery property line a distance of 210 feet and being the NE corner of cemetery property marked by iron pipe. Then run north 5° to west a distance of 932 feet to an iron pipe on 40 line and the point of beginning.

Tract II:

Begin at the southeast corner of the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, thence run north along the east line of said 1/4-1/4 Section a distance of 1310.97 feet to the northeast corner of said 1/4-1/4 Section corner; thence turn an angle of 90 deg. 49 min. 08 sec. to the left and run west along the north line of said 1/4-1/4 Section a distance of 78.68 feet; thence turn an angle of 92 deg. 27 min. to the left and run a distance of 1385.86 feet to the north R.O.W. line of a paved County Highway; thence turn an angle of 112 deg. 10 min. to the left and run along the north R.O.W. line of said Highway a distance of 1.37 feet to the east line of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West; thence run north along the east line of the SW 1/4 of the SW 1/4 a distance of 72.56 feet to the point of beginning; situated in the W 1/2 of the SW 1/4 of Section 4, Township 20 South, Range 1 West.

Tract III:

The West Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West; also, that certain tract beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West, and run thence East 260 feet, more or less, to the old Calera Road, and now known as the Chelsea-East Saginaw paved road; run thence in a Southwesterly direction along the Northwest right of way line of said public road to the West line of said Southeast Quarter of the Southwest Quarter of said Section 4; run thence North 160 feet, more or less, to the point of beginning.

Tract IV:

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20, Range One, West, situated, lying and being in the County of Shelby and State of Alabama.

Shelby County, AL 10/22/2019
State of Alabama
Deed Tax: \$100.00



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