

STATE OF ALABAMA       )  
SHELBY COUNTY        )

Send tax notices to:  
Regions Bank and  
Annie Lou Holton,  
as Trustees of Marital Trust

#2

u/w/o J. Thomas Holton  
April 11, 2016  
c/o Amy S. Howard, SVP  
P.O. Box 11426  
Birmingham, AL 35202

THIS DEED IS BEING RECORDED IN ORDER TO CLARIFY TITLE DUE TO THE DEATH OF THE GRANTEE SHOWN IN THAT CERTAIN DEED RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS DESCRIBED HEREINBELOW.

### PERSONAL REPRESENTATIVE'S DEED

WHEREAS, J. Thomas Holton, the Grantee in that deed dated June 12, 2001 recorded as Instrument # 2001-24329 in the Probate Office of Jefferson County, Alabama, was the owner of that certain real estate located in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property"); and

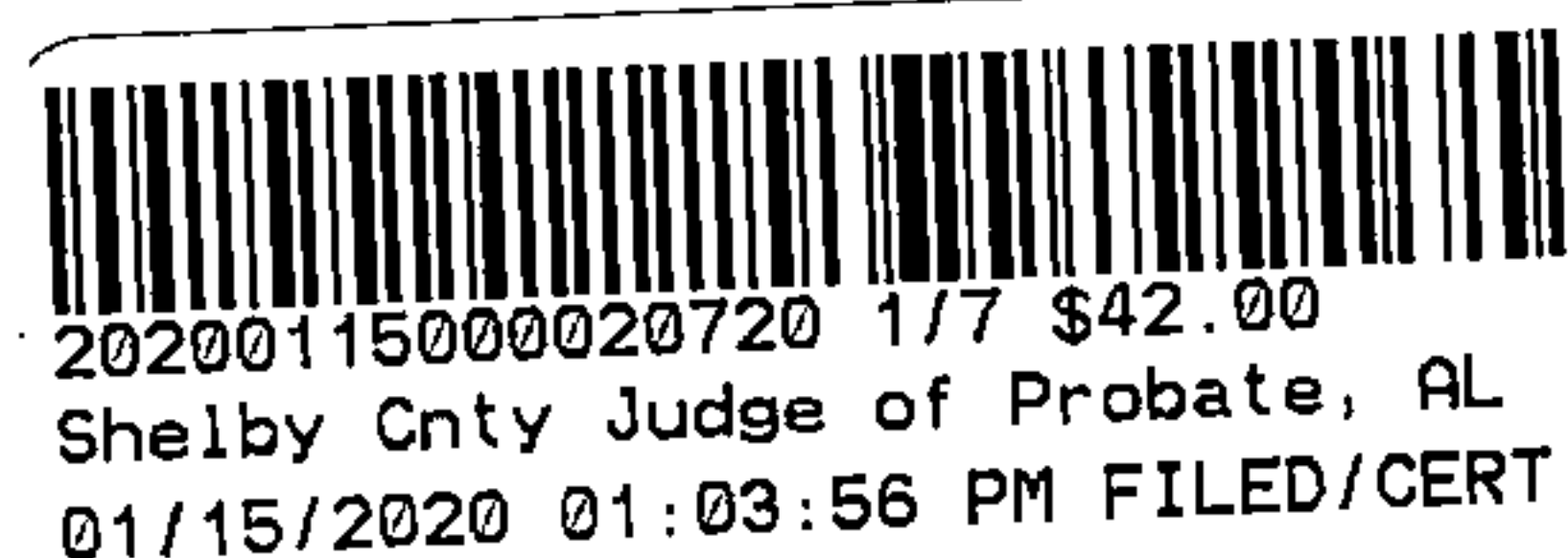
WHEREAS, J. Thomas Holton ("Decedent") died testate on or about March 6, 2017, leaving a Last Will and Testament dated April 11, 2016, which was admitted to probate in Jefferson County, Alabama, bearing Case No. 17BHM000762; and

WHEREAS, Elizabeth Dearborn Davis, also known as Elizabeth Holton Davis, was duly appointed as Personal Representative of the Estate of the Decedent by Letters Testamentary granted by the Probate Court of Jefferson County on March 29, 2017; and

WHEREAS, in accordance with the terms of the Will of the Decedent, all right, title and interest in and to the Property is to be allocated to Marital Trust #2 under Item Nine of said Will; and

WHEREAS, Regions Bank and Annie Lou Holton are appointed in Item Eighteen of said Will to act as Trustees of Marital Trust #2; and are currently so serving;

WHEREAS, pursuant to and in accordance with the Last Will and Testament of J. Thomas Holton dated April 11, 2016, Elizabeth Dearborn Davis, also known as Elizabeth Holton Davis, in her capacity as Personal Representative of the Estate of J. Thomas Holton, desires by this instrument to transfer and convey all legal right and title of the Decedent in and to the Property to the Grantee named herein;



**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH DEARBORN DAVIS, as Personal Representative of the Estate of J. Thomas Holton, deceased** ("Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **REGIONS BANK and ANNIE LOU HOLTON, as Trustees of Marital Trust #2 under the Will of J. Thomas Holton, deceased** (the "Grantee"), all of Grantor's right, title and interest in and to that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Personal Representative's Deed is made subject to the following:

1. Taxes and assessments for the year 2019, and subsequent years.
2. All other easements, covenants, restrictions, exceptions and matters of record affecting the Property, including but not limited to (a) that certain Easement Agreement dated June 12, 2001 by and between M.M. Argo, Jr. and Dorothy W. Argo and J. Thomas Holton recorded as Instrument # 2001-24331 in the Probate Office of Shelby County, Alabama; (b) easement(s) to Green Valley Road as shown by instrument recorded in Deed Book 200 page 269 in the Probate Office of Shelby County, Alabama; and (c) Rights and easements as set out in Deed Book 179, page 504 in the Probate Office of Shelby County, Alabama.
3. This deed was prepared with information supplied by Grantor herewith without the benefit of a title search being performed on the subject Property; therefore preparer makes no certification as to the status of title.

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns, forever;

This instrument is executed without warranty or representation of any kind on the part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

This instrument is executed by Grantor solely in her 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 said Personal Representative, in her individual capacity, and Grantor expressly limits her liability hereunder to the property now or hereafter held by her in the representative capacity named.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

|   |                                       |
|---|---------------------------------------|
| Grantor's Name and Mailing Address:     | Grantee's Name and Mailing Address:   |
| Elizabeth Dearborn Davis, also known as | Regions Bank and Annie Lou Holton, as |



|  |  |
|--|--|
| Elizabeth Holton Davis, as Personal Representative of the Estate of J. Thomas Holton | Trustees of Marital Trust #2 u/w/o J. Thomas Holton dated April 11, 2016 |
| 450 Knights Run, Unit 904  | Care of: Amy Howard  |
| Tampa, Florida 33602   | P.O. Box 11426   |
|  | Birmingham, Alabama 35202  |

|   |  |
|---|--|
| Property Address:                                     | Arabian Road, Columbiana, AL 35051   |
| Date of Sale:   | October 31, 2019   |
| [Total Purchase Price:]                               | \$10.00 (transfer by personal representative of estate to trustees of testamentary trust under will of decedent)   |
| [Assessor's Market Value:]                            | \$166,450.00   |
| The [Purchase Price/Actual Value] can be verified in: | <input type="checkbox"/> Closing Statement<br><input type="checkbox"/> Sales Contract<br><input type="checkbox"/> Appraisal<br><input type="checkbox"/> Bill of Sale<br><input type="checkbox"/> Property Tax Bill or Assessment<br><input checked="" type="checkbox"/> XX |

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of this 29 day of October, 2019.

**GRANTOR:**



20200115000020720 3/7 \$42.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 01:03:56 PM FILED/CERT

*Elizabeth D. Davis*

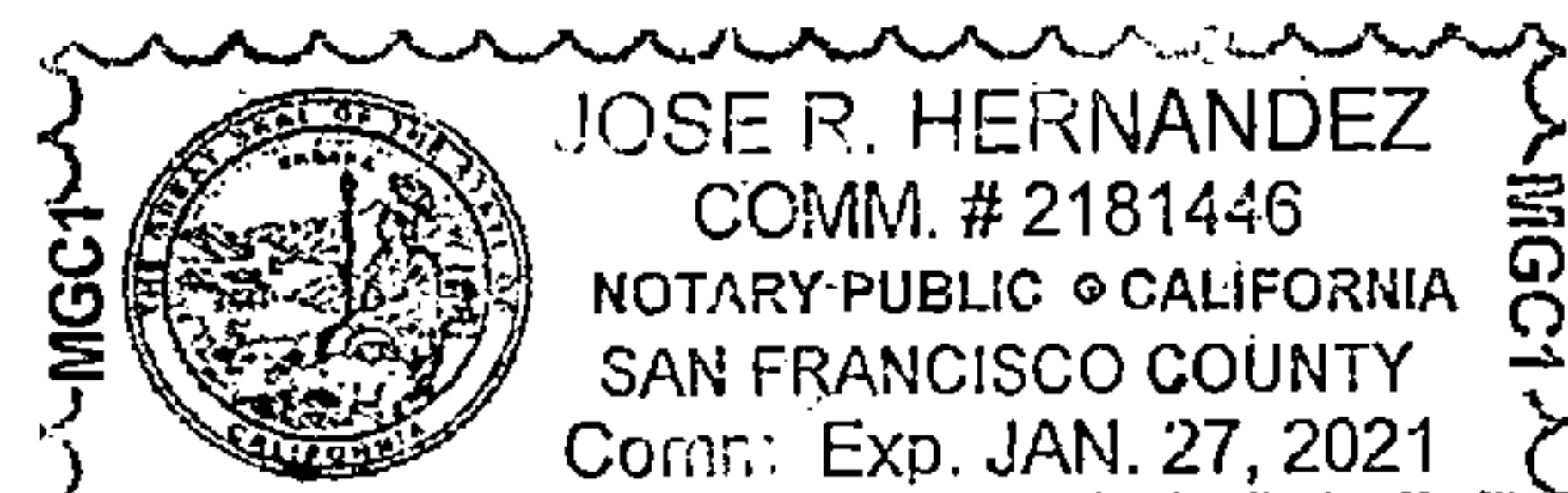
**ELIZABETH DEARBORN DAVIS, also known as ELIZABETH HOLTON DAVIS, as Personal Representative of the Estate of J. THOMAS HOLTON, deceased**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **ELIZABETH DEARBORN DAVIS, also known as ELIZABETH HOLTON DAVIS, as Personal Representative of the Estate of J. THOMAS HOLTON, deceased**, whose name is signed to the foregoing instrument, 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 on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of October, 2019.

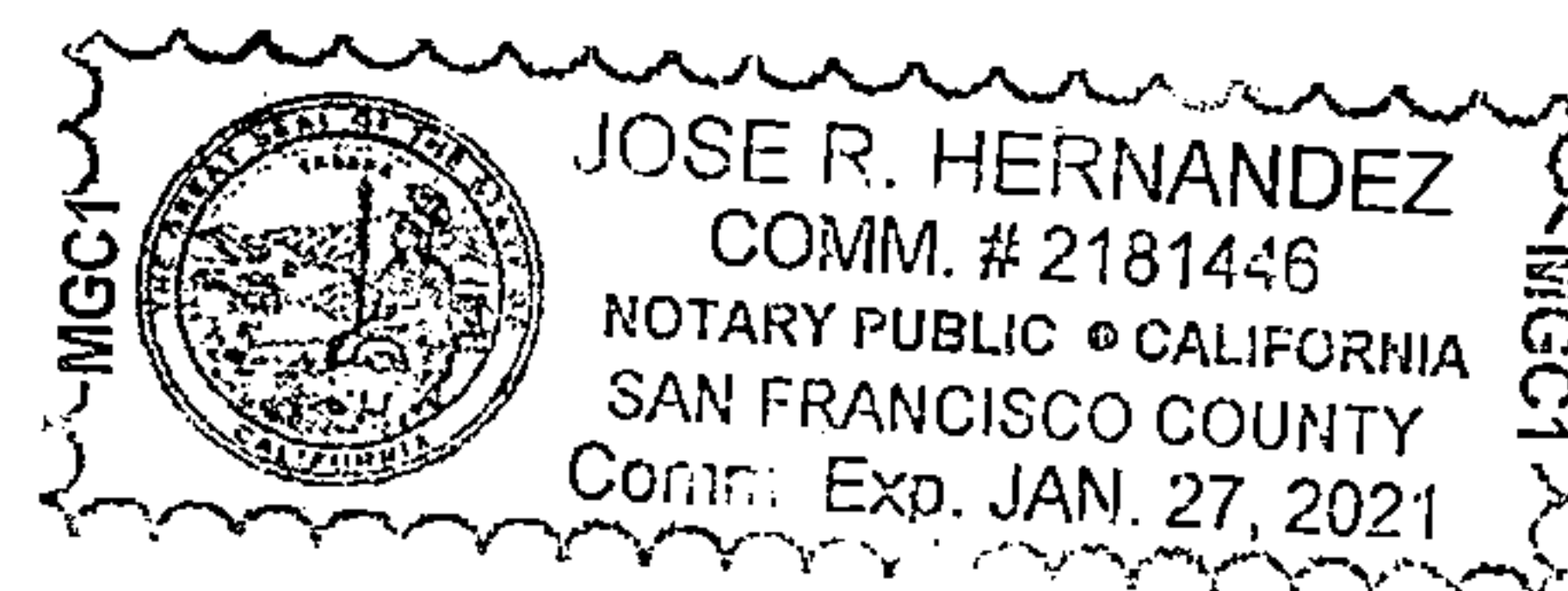
*10/29/2019 SEA Attached to Notary*



[SEAL]

Notary Public  
My commission expires:

10/29/2019  
See Attached To Notary



20200115000020720 4/7 \$42.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 01:03:56 PM FILED/CERT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On October 29, 2019 before me, Jose R Hernandez

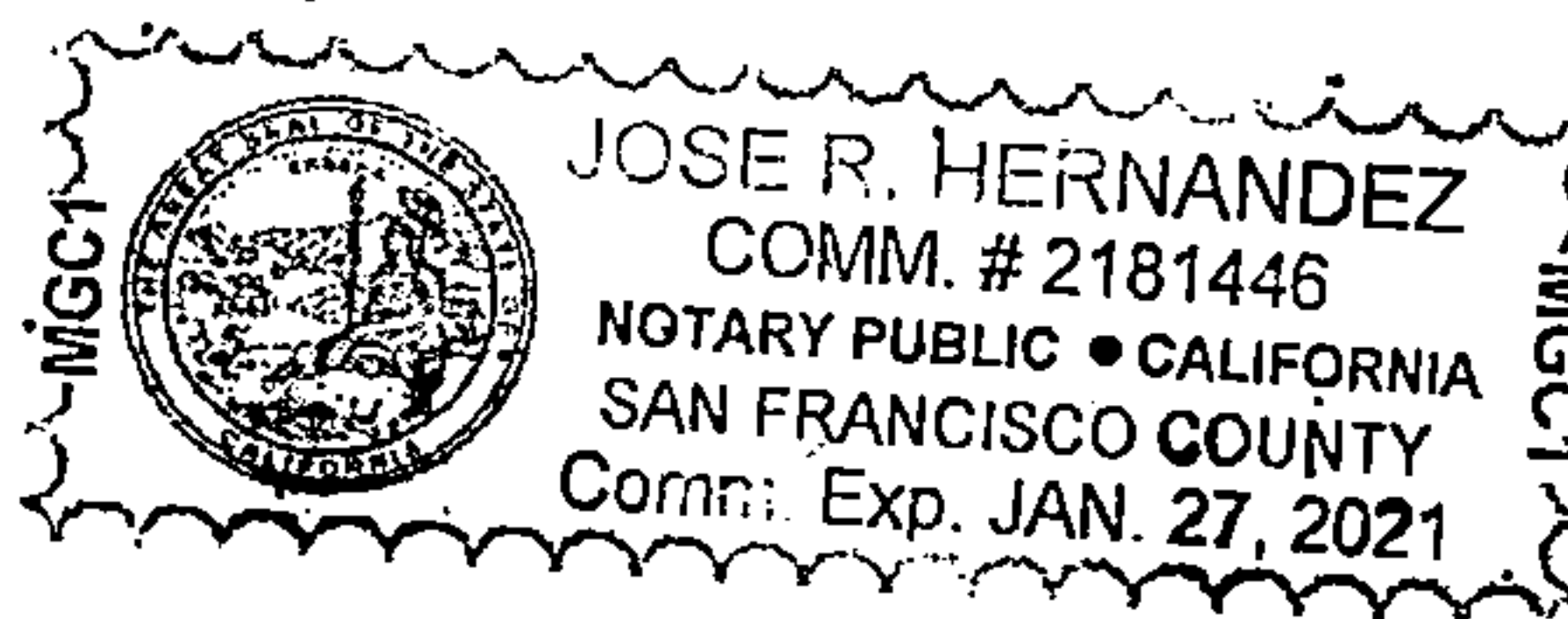
A Notary Public personally appeared Elizabeth Holton Davis

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)




20200115000020720 5/7 \$42.00  
Shelby Cnty Judge of Probate, AL  
01/15/2020 01:03:56 PM FILED/CERT



This Instrument Prepared By:

James P. Naftel, II  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Harbert Plaza  
Birmingham, Alabama 35203-2618

  
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## **EXHIBIT A**

### **Description of the Property**

A part of the SE ¼ of the NW ¼ of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the northwest quarter of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 87° 40' 31" West along the north line of said quarter-quarter section a distance of 1,322.60' to a found concrete monument corner representing the northwest corner of same said quarter-quarter; Thence run South 00° 31' 07" East along the west line of said quarter-quarter a distance of 463.72' to a set capped rebar corner; Thence run North 88° 04' 21" East a distance of 578.85' to a property corner in Bounds Lake; Thence run South 00° 31' 12" East within Bounds Lake a distance of 423.48' to a property corner within Bounds Lake; Thence run North 89° 31' 07" East a distance of 531.13' to a property corner within Bounds Lake; Thence run South 88° 43' 15" East a distance of 213.67' to a set capped rebar corner on the east line of said southeast quarter of the northwest quarter; Thence run North 00° 41' 15" West along said east line of said quarter-quarter a distance of 814.42' to the point of beginning.



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