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20200310000095640 1/5 \$376.50
Shelby Cnty Judge of Probate, AL
03/10/2020 03:09:07 PM FILED/CERT

**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	)	Send Tax Notice to:
	)	Frances Waldine Hanson, Trustee
COUNTY OF SHELBY	)	Frances Waldine Hanson Management Trust
	)	312 Oxford Way
	)	Pelham, Alabama 35124

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned

FRANCES W. HANSON, a/k/a FRANCES WALDINE HANSON, an unmarried widow,
whose mailing address is **312 Oxford Way, Pelham, Alabama 35124**

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

**FRANCES WALDINE HANSON, OR ANY SUCCESSOR(S), AS TRUSTEE OF
THE FRANCES WALDINE HANSON MANAGEMENT TRUST U/A/D March 6, 2020,**
whose mailing address is **312 Oxford Way, Pelham, Alabama 35124**

(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 the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property"; the Property having a property address of **312 Oxford Way, Pelham, Alabama 35124**, and an **Assessor's Market Value of \$ 342,300.00**, as can be verified by the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 14 9 31 0 000 001.167), to-wit:

Lot 2677, according to the Survey of Weatherly Highlands the Ledges Sector 26-Phase Three, as recorded in Map book 38, Page 71 A, B and C, 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. 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 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 affecting the Property, 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 the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTES:

1. The Property being conveyed hereby was acquired by the Grantor, Frances W. Hanson, and her husband, Herbert L. Hanson, who is one and the same person as Herbert Laurece Hanson (the "Grantor's Husband"), as joint tenants with rights of survivorship, by deed from Linda K. Seagle dated April 28, 2017, and recorded on May 1, 2017, in Inst. #20170501000148280 in the Probate Office of Shelby County, Alabama. The Grantor's Husband died on or about December 24, 2019, as evidenced by the attached copy of his Alabama Certificate of Death, and, as the joint tenancy of the Grantor and the Grantor's Husband had not theretofore been severed, upon the death of the Grantor's Husband, the Grantor became the sole surviving grantee under said deed and the sole owner of the Property.

2. On or about March 6, 2020, Frances Waldine Hanson, as both "Grantor" and "Trustee" thereunder, entered into that certain revocable trust agreement entitled the "Frances Waldine Hanson Management Trust" (said revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, herein referred to as the "Trust Agreement"), pursuant to which a trust was created for the benefit of the beneficiaries thereof as provided therein.

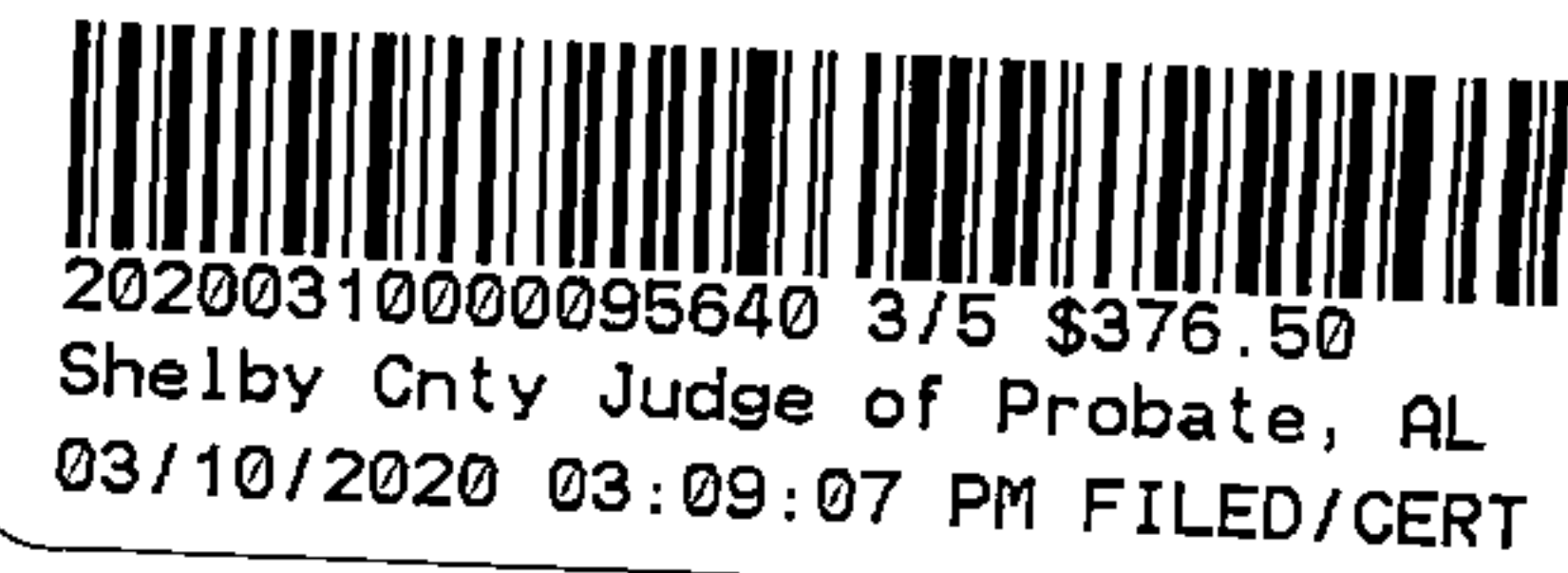
3. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the trust created under, and in accordance with the terms of, the Trust Agreement, for the benefit of the beneficiary(ies) thereof as provided therein.

4. Frances Waldine Hanson, being the "Grantor" and "Trustee" under the Trust Agreement, is one and the same person as the Grantor herein, Frances W. Hanson.

5. The Property **IS and is intended to remain** the homestead of the Grantor, who is an unremarried widow. The Grantor is the primary beneficiary of the trust created under the Trust Agreement; and, pursuant to the terms of the Trust Agreement, is entitled to the use of the Property as her residence.

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).

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



6th IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this the day of March, 2020.

"Grantor"

Frances W. Hanson

Frances W. Hanson a/k/a

Frances Waldine Hanson

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



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I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Frances W. Hanson a/k/a Frances Waldine Hanson, whose name 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 such conveyance, she executed the same voluntarily on the day the same bears date.

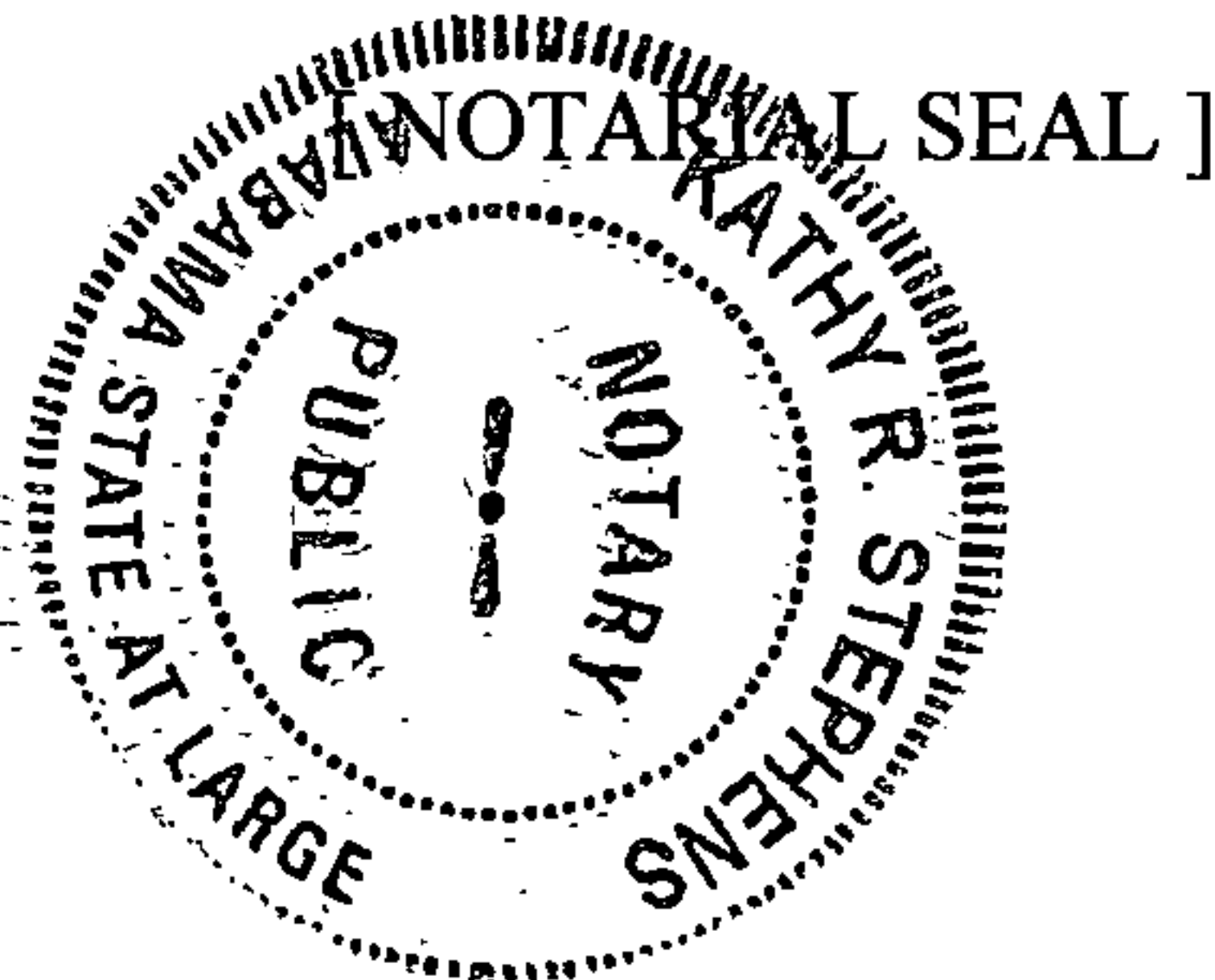
GIVEN under my hand and official seal, this 6th day of March, 2020.

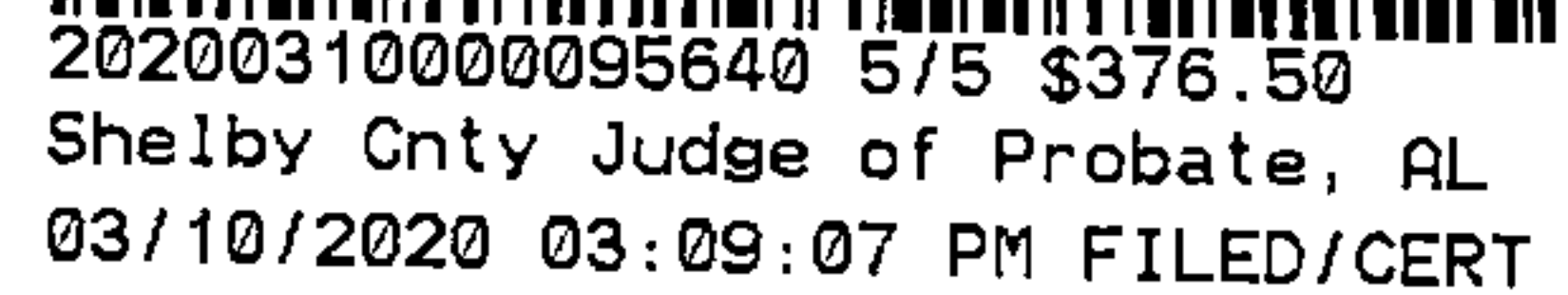
Kathy R. Stephens

Notary Public

My Commission Expires

MY COMMISSION EXPIRES 05/23/2023





ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2019-50253**

ANY ALTERATIONS VOID THIS DOCUMENT

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH		INTERVAL				
IMMEDIATE CAUSE	A. <u>Cardiopulmonary Respiratory Arrest</u> DUE TO (OR AS A CONSEQUENCE OF):	Unknown				
UNDERLYING CAUSE	B. <u>Acute kidney injury</u> DUE TO (OR AS A CONSEQUENCE OF):	Unknown				
	C. <u>Metastatic renal cell carcinoma</u> DUE TO (OR AS A CONSEQUENCE OF):	Unknown				
	D.					
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH						
42. MANNER OF DEATH	43. PREGNANT (IF FEMALE)	44. AUTOPSY	45. FINDINGS CONSIDERED	46. TOXICOLOGY	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH
Natural Causes		No		No		Unknown
49. HOW INJURY OCCURRED						
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY		
53. PLACE OF INJURY		54. LOCATION OF INJURY				

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-513-869-8

Montgomery, Alabama. 2017-213-007-3
Nicole H. Rushing
 Nicole Henderson Rushing
 State Registrar of Vital Statistics

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