

Instrument prepared by:

Robert L. Loftin
WALLACE JORDAN RATLIFF & BRANDT, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209
(205) 441-6833

Send tax notice to:

Charles G. Kessler, Jr., trustee
3505 Bent River Road
Birmingham, Alabama 35216

*Draftsman makes no warranties as to the sufficiency
of the interest conveyed.*

STATE OF ALABAMA – SHELBY COUNTY

DEED OF DISTRIBUTION

This deed of distribution is executed on this 10th day of APRIL, 2020, by **Charles G. Kessler, Jr., in his capacity as the personal representative of the estate of Nina J. Kessler ("Grantor")**, whose address is 3505 Bent River Road, Birmingham, Alabama 35216 to **Charles G. Kessler, Jr., in his capacity as trustee of the Nina J. Kessler Family Trust** dated April 17, 2018 ("**Grantee**"), whose address is 3505 Bent River Road, Birmingham, Alabama 35216.

RECITALS:

1. Nina J. Kessler died testate on or about March 8, 2017, and her will was admitted to probate in the Probate Court of Jefferson County, Alabama on October 17, 2017, Case No. 17BHM02479.
2. Under the terms of the will, the residue of her estate was devised to the Nina J. Kessler Revocable Living Trust dated December 19, 2013, which became irrevocable on the date of her death.
3. The trust provided for the funding of a Family Trust and a Marital Trust, and Grantor has determined that the real estate described and made the subject of this deed shall be conveyed to the Family Trust.

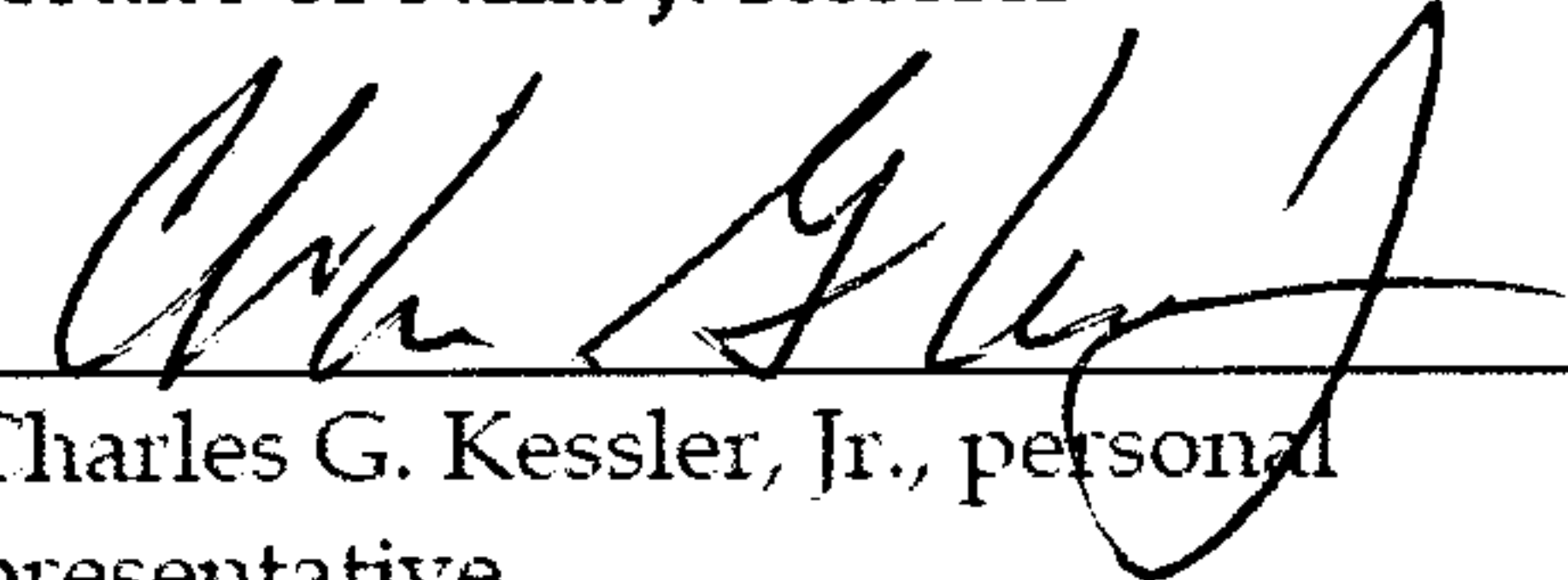
Now, therefore, in consideration of the premises¹, Grantor conveys to Grantee all right, title, interest and claim in or to the real estate described in **EXHIBIT A**.

To have and to hold the unto Grantee, its successors and assigns forever. This deed is executed by Grantor solely in his capacity as the personal representative under the last will and testament of Nina J. Kessler. Neither this deed nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in his individual capacity, and Grantor limits his liability to the property now or hereafter held by him in his capacity as personal representative.

¹ The property is conveyed without any consideration. For purposes of complying with Alabama law, deed tax is being paid based upon the date of death value of \$256,570, as reported to the Internal Revenue Service.

In witness whereof, Grantor has set its hand and seal on this the 10th day of APRIL, 2020.

The estate of Nina J. Kessler

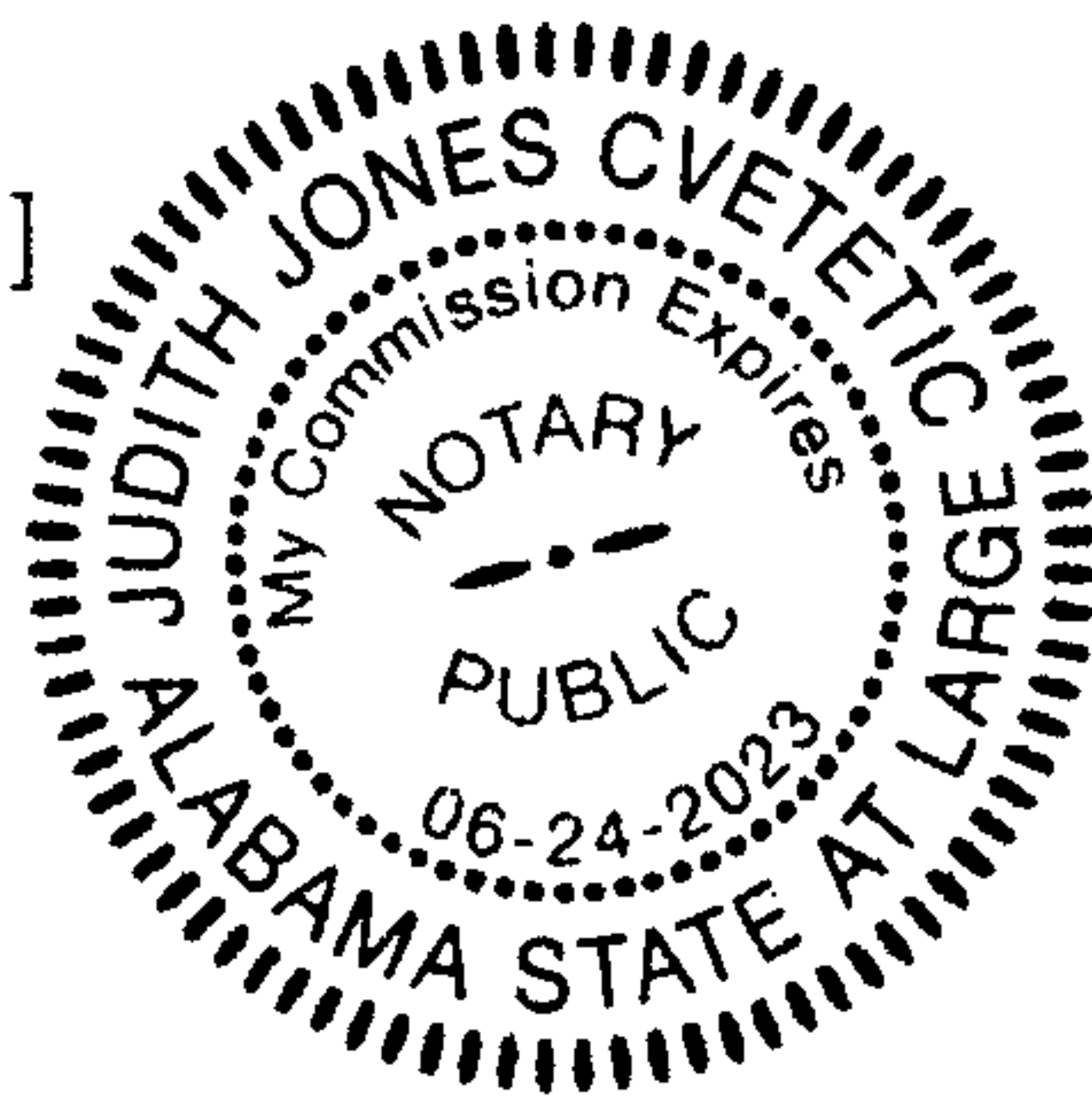

By: Charles G. Kessler, Jr., personal representative


STATE OF ALABAMA – JEFFERSON COUNTY

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that **Charles G. Kessler, Jr.**, whose name as personal representative of the estate of Nina J. Kessler, 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 this instrument, he, in his capacity as personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 10th day of APRIL, 2020.

[SEAL]




Notary Public

My commission expires: 06/24/2023

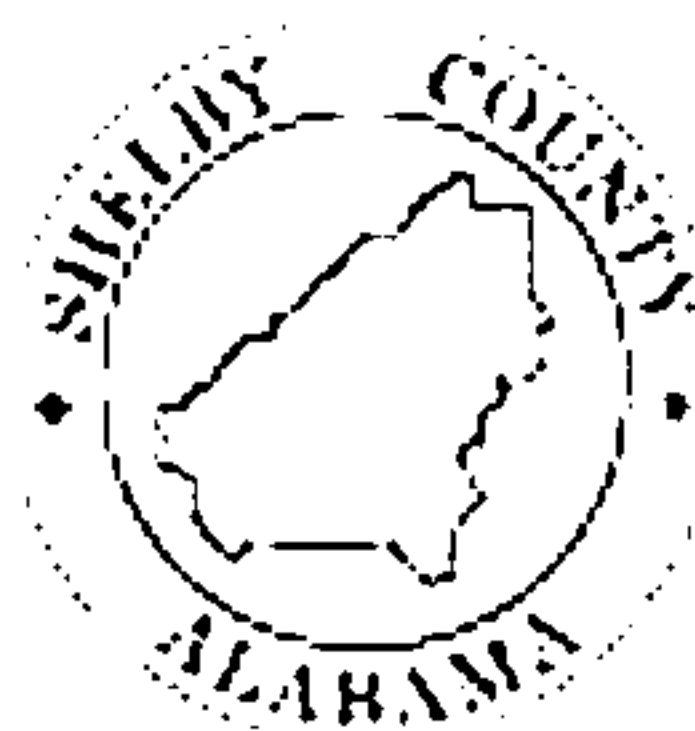
EXHIBIT A
Property Description
(Parcel No 13-7-36-1-001-027.001)

A 50% undivided interest in:

A parcel of land situated in the North Half of the Northeast Quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 20 South, Range 3 West and run north along the west line of the Quarter - Quarter Section for a distance of 447.26 feet to a point; then left 90 degrees and run west for a distance of 101.26 feet to a point on the southeasterly right-of-way of Shelby County Road #11; then right 110 degrees 58 minutes 30 seconds for a distance of 255.43 feet to a point on the right-of-way; then left 90 degrees and run northwesterly 10.00 feet to a point on the right-of-way; then right 90 degrees and run northeasterly 122.94 feet to a point on the right-of-way and also being a point on a curve to the right, having a radius of 1,607.04 feet and a central angle of 00 degrees 46 minutes 02 seconds; then run northeasterly for an arc distance of 21.06 feet to a point on the right-of-way; then right 90 degrees from tangent southeasterly for 10.00 feet to a point on the right-of-way having a radius of 1,597.04 feet and a central angle of 3 degrees 49 minutes 02 seconds; then turn left 90 degrees to the tangent of that point on curve and run northeasterly and along arc of the right-of-way for an arc distance of 106.40 feet to a point on the right-of-way also being the southwest corner of Shelby County tax parcel 13-7-36-1-001-027.002 and also being the point of beginning of said parcel; then run South 64 degrees 27 minutes 25 seconds East for a distance of 90.46 feet; then run North 89 degrees 29 minutes 04 seconds East for a distance of 280.20 feet to a point on a curve having a radius of 11,334.30 feet and a delta of 02 degrees 51 minutes 00 seconds; then run along the curve for a distance of 563.79 feet; then run North 56 degrees 17 minutes 34 seconds West for a distance of 350.31 feet; then run North 60 degrees 56 minutes 33 seconds West for a distance of 223.60 feet to a point on the southeasterly right-of-way of Shelby County Road #11; then run North 20 degrees 58 minutes 30 seconds East for a distance of 70.00 feet; then North 69 degrees 01 minutes 30 seconds West for a distance of 10.00 feet; then North 20 degrees 58 minutes 30 seconds East for a distance of 122.94 feet to a point on a curve having a radius of 1,607.04 feet and a delta of 00 degrees 45 minutes 02 seconds; then run along the curve for a distance of 21.05 feet; then run South 69 degrees 01 minutes 30 seconds East for a distance of 10.00 feet to a point on a curve having a radius of 1,597.04 feet and a delta of 03 degrees 49 minutes 02 seconds; then run along the curve for a distance of 106.40 feet to the point of beginning.

Being the same property conveyed to Nina J. Kessler by W&C, LLC, by deed recorded on February 7, 2007 as Instrument Number 20070207000057090 in the office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/13/2020 08:03:56 AM
 \$285.00 CHERRY
 20200413000142080

Allen S. Bayl