


Send tax notice to:
Allison Morrow Stephens and
Gerard J. Kassouf, as Trustees
1115 Indian Crest Drive
Indian Springs, AL 35124

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, Alabama 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20200526000209190 1/9 \$54.00
Shelby Cnty Judge of Probate, AL
05/26/2020 03:03:02 PM FILED/CERT

STATUTORY WARRANTY DEED
(Chandler Tract)

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the provisions of the Will of Michael E. Stephens, Deceased, as more particularly identified hereinbelow, Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid to **ALLISON MORROW STEPHENS**, as Personal Representative of the Estate of Michael E. Stephens, Deceased, Circuit Court for Collier County, Florida, Probate Division File No. 2017-CP-1610, whose Will dated January 20, 2012 was filed for Ancillary Probate in Shelby County, Alabama, Probate Case No. PR-2017-000541; **ALLISON MORROW STEPHENS**, as a Trustee of the Michael E. Stephens Revocable Trust, as amended by that certain First Amended and Restated Trust Agreement dated January 20, 2012, and as a Trustee of the Reverse QTIP Trust and the Marital Trust, each governed by Article IX of such Amended and Restated Trust Agreement dated January 20, 2012; **GERARD J. KASSOUF**, as a Trustee of the Michael E. Stephens Revocable Trust, as amended by that certain First Amended and Restated Trust Agreement dated January 20, 2012, and as a Trustee of the Reverse QTIP Trust and the Marital Trust, each governed by Article IX of such Amended and Restated Trust Agreement dated January 20, 2012; and **ALLISON MORROW STEPHENS**, an unmarried woman ("Grantors"), by **ALLISON MORROW STEPHENS** and **GERARD J. KASSOUF**, as Trustees of the Reverse QTIP Trust, as governed by Article IX of that certain First Amended and Restated Trust Agreement dated January 20, 2012 ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantees, subject to the matters hereinafter set forth, the real property (the "Property") situated in Shelby County, Alabama, and described on *Exhibit A* attached hereto.

TO HAVE AND TO HOLD the Property unto Grantees, their successors and assigns forever, subject, however, to the matters shown on *Exhibit B* attached hereto.

24th IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this day of April, 2020.

Allison Morrow Stephens

Allison Morrow Stephens, as Personal Representative
of the Estate of Michael E. Stephens, Deceased,
Circuit Court for Collier County, Florida,
Probate Division File No. 2017-CP-1610,
whose Will dated January 20, 2012 was filed for
Ancillary Probate in Shelby County, Alabama,
Probate Case No. PR-2017-000541

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

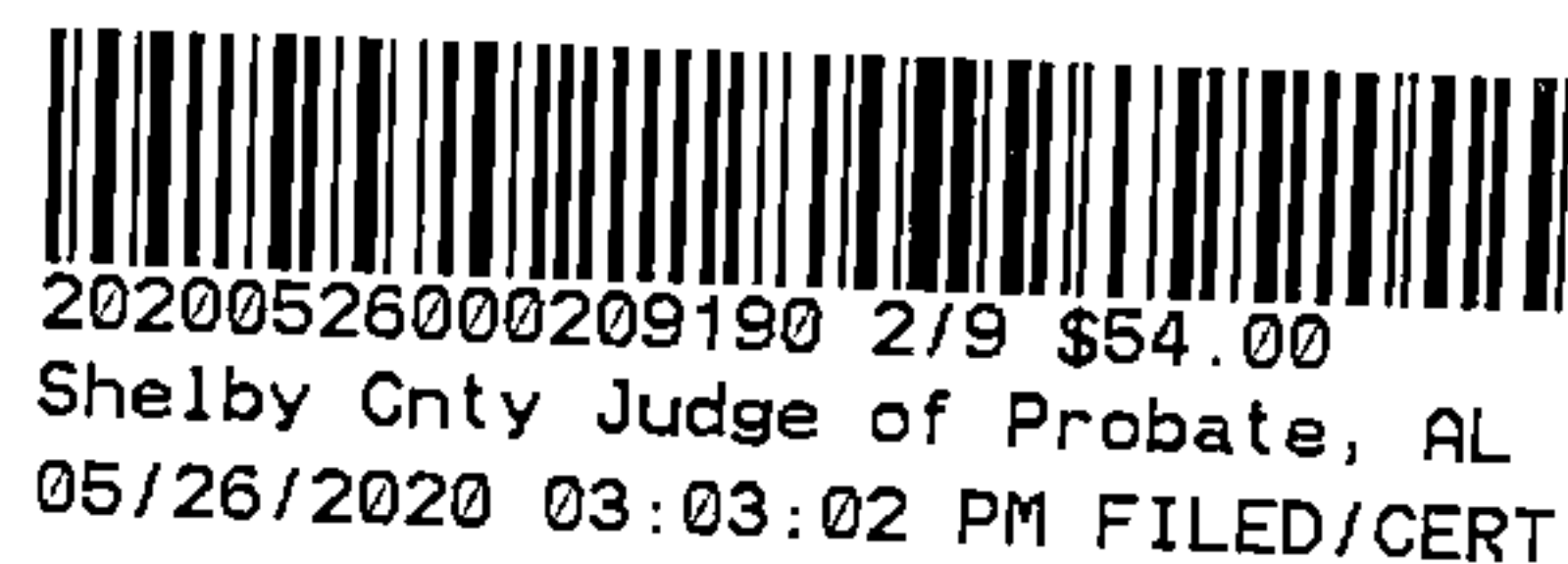
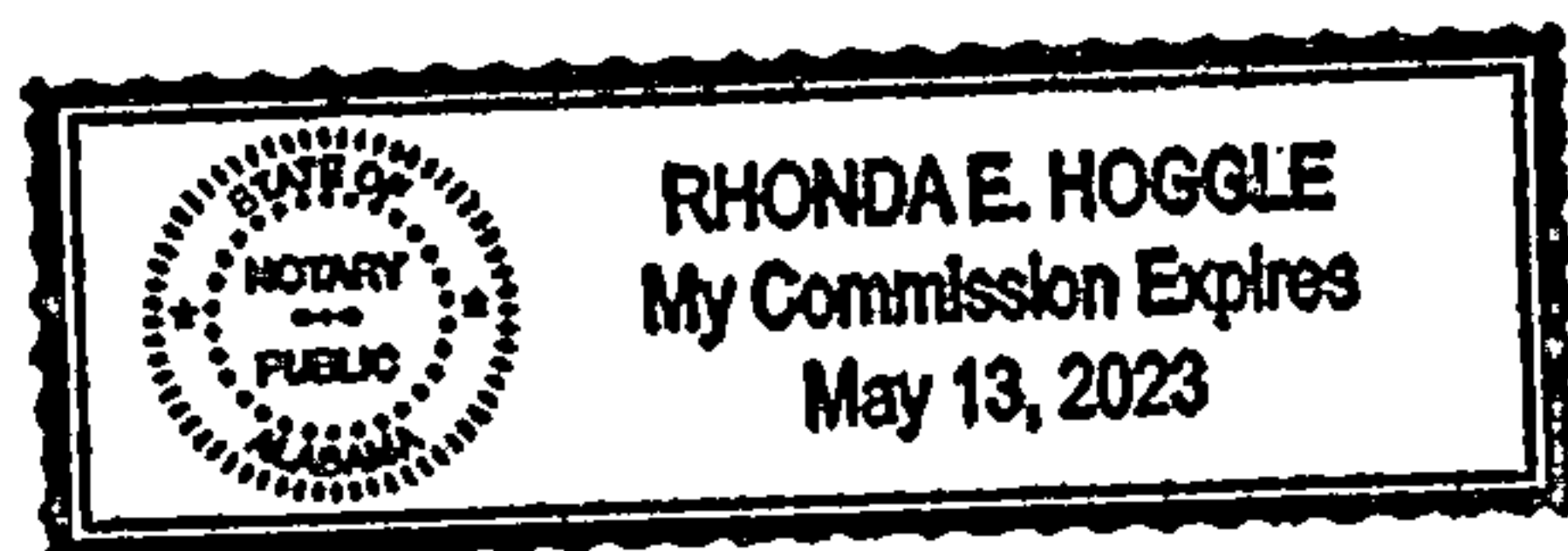
I, the undersigned, a notary public in and for said county in said state, hereby certify that Allison Morrow Stephens, whose name as Personal Representative of the Estate of Michael E. Stephens, Deceased, Circuit Court for Collier County, Florida, Probate Division File No. 2017-CP-1610, whose Will dated January 20, 2012 was filed for Ancillary Probate in Shelby County, Alabama, Probate Case No. PR-2017-000541, 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, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2020.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 5/13/23



Allison Morrow Stephens

Allison Morrow Stephens, as a Trustee of the
Michael E. Stephens Revocable Trust, as amended by
that certain First Amended and Restated Trust
Agreement dated January 20, 2012, and as a Trustee of
the Reverse QTIP Trust and the Marital Trust, each
governed by Article IX of such Amended and Restated
Trust Agreement dated January 20, 2012

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

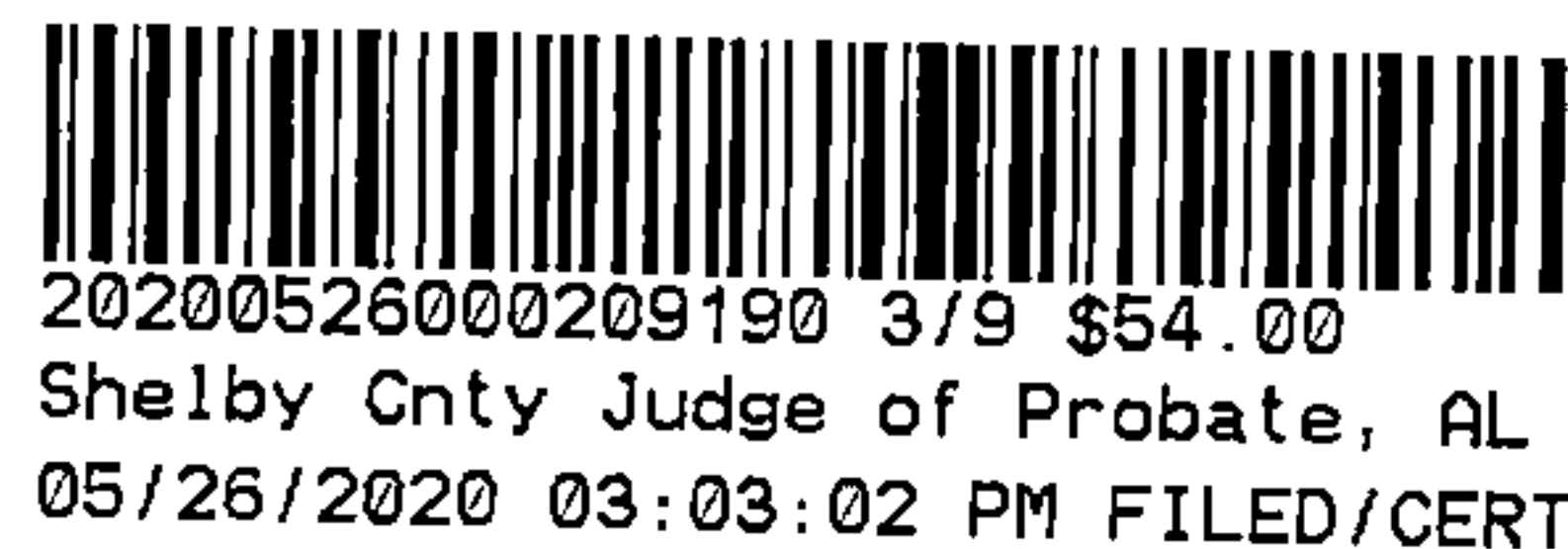
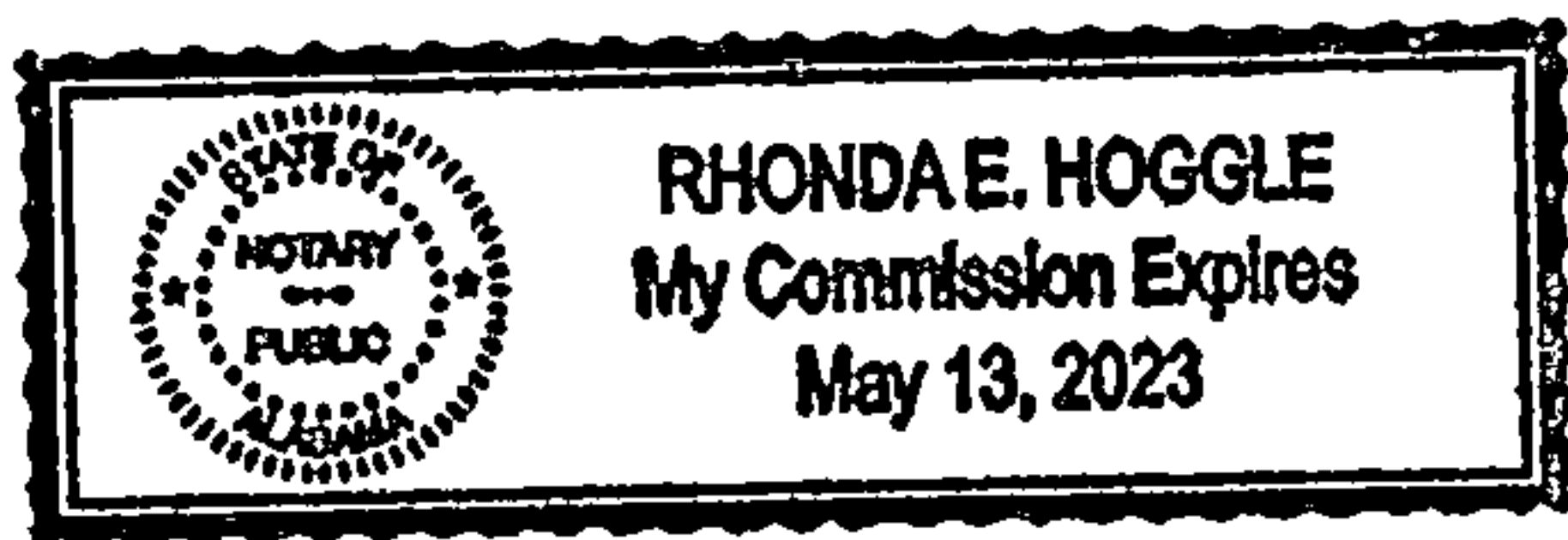
I, the undersigned, a notary public in and for said county in said state, hereby certify that Allison Morrow Stephens, whose name as a Trustee of Michael E. Stephens Revocable Trust as amended by that certain First Amended and Restated Trust Agreement dated January 20, 2012, and as a Trustee of the Reverse QTIP Trust and the Marital Trust, each governed by Article IX of such Amended and Restated Trust Agreement dated January 20, 2012, 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, in such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2020.

Rhonda E. Hoggle
Notary Public

[NOTARIAL SEAL]

My commission expires: 5/13/23



Gerard J. Kassouf
Gerard J. Kassouf, as a Trustee of the
Michael E. Stephens Revocable Trust, as amended by
that certain First Amended and Restated Trust
Agreement dated January 20, 2012, and as a Trustee of
the Reverse QTIP Trust and the Marital Trust, each
governed by Article IX of such Amended and Restated
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STATE OF ALABAMA)
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JEFFERSON COUNTY)

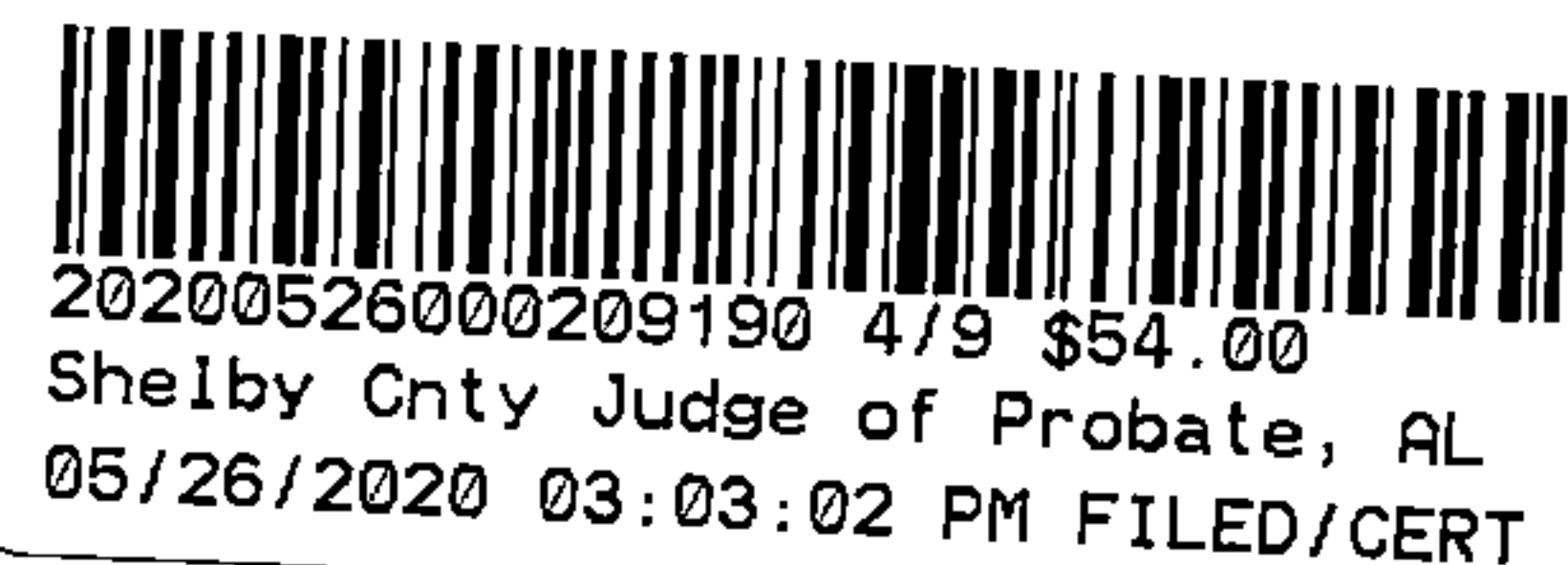
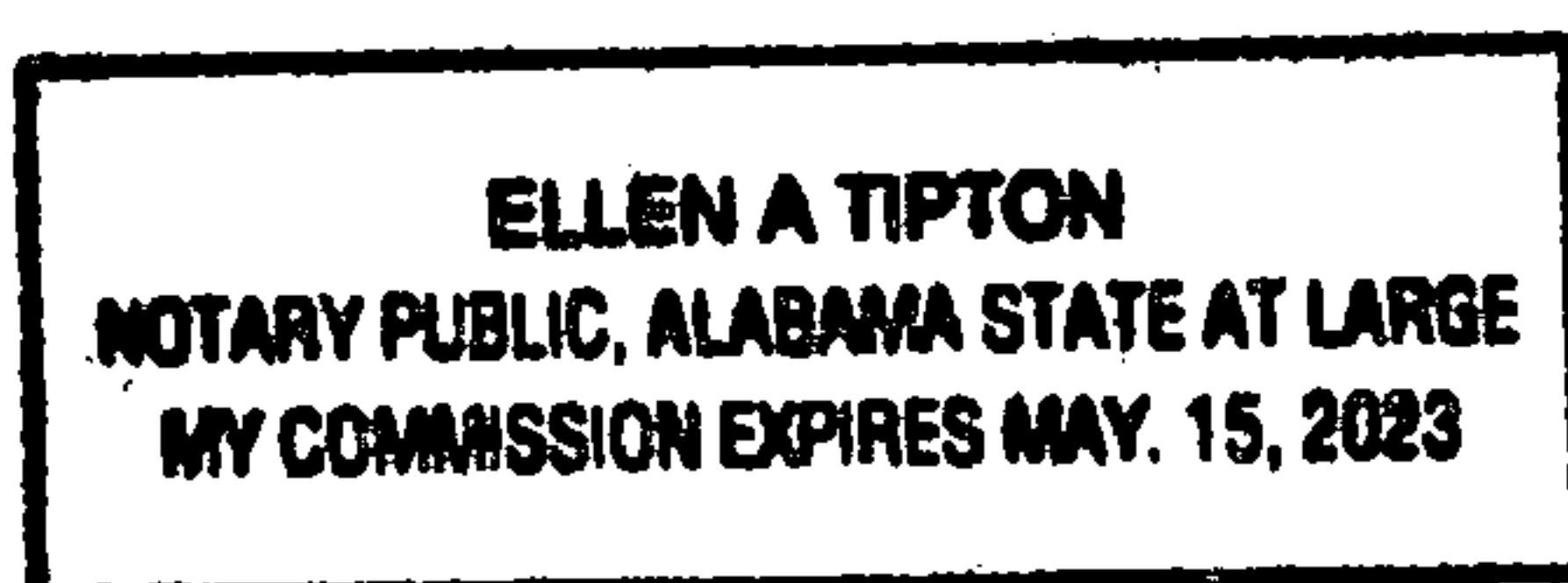
I, the undersigned, a notary public in and for said county in said state, hereby certify that Gerard J. Kassouf, whose name as a Trustee of Michael E. Stephens Revocable Trust as amended by that certain First Amended and Restated Trust Agreement dated January 20, 2012, and as a Trustee of the Reverse QTIP Trust and the Marital Trust, each governed by Article IX of such Amended and Restated Trust Agreement dated January 20, 2012, 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, he, in such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2020.

Ellen A. Tipton
Notary Public

[NOTARIAL SEAL]

My commission expires: 5-15-2023



Allison Morrow Stephens
Allison Morrow Stephens

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Allison Morrow Stephens, 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 24th day of April, 2020.

Rhonda E. Hogg
Notary Public

[NOTARIAL SEAL]

My commission expires: 5/13/23

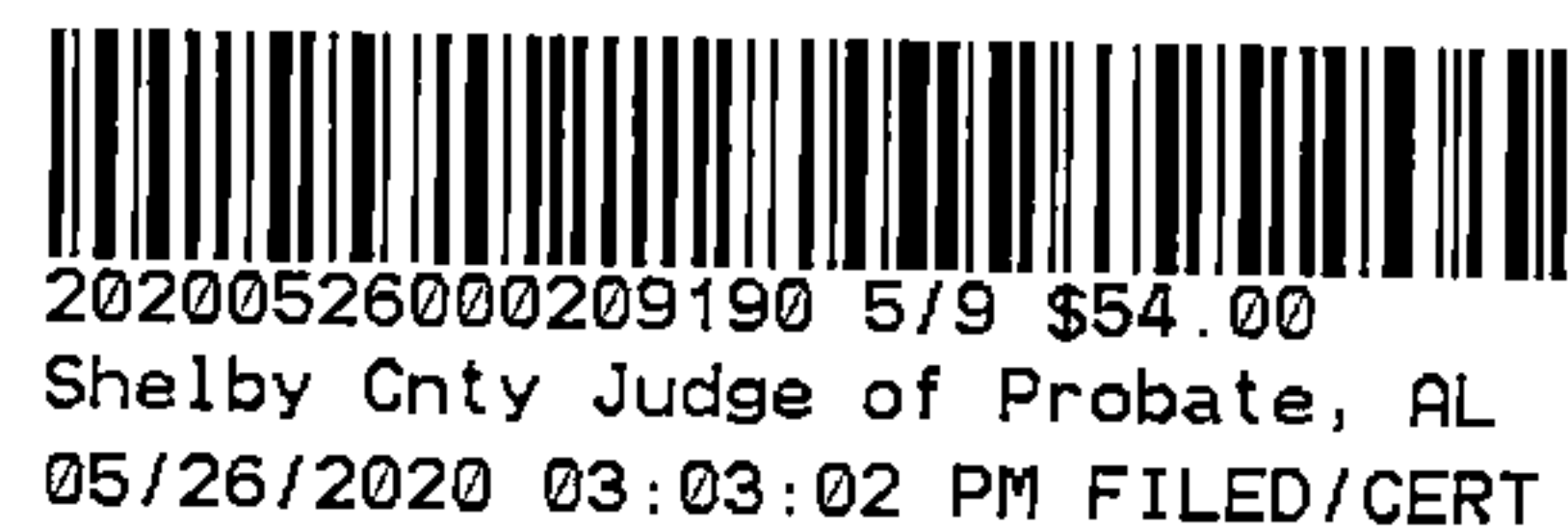
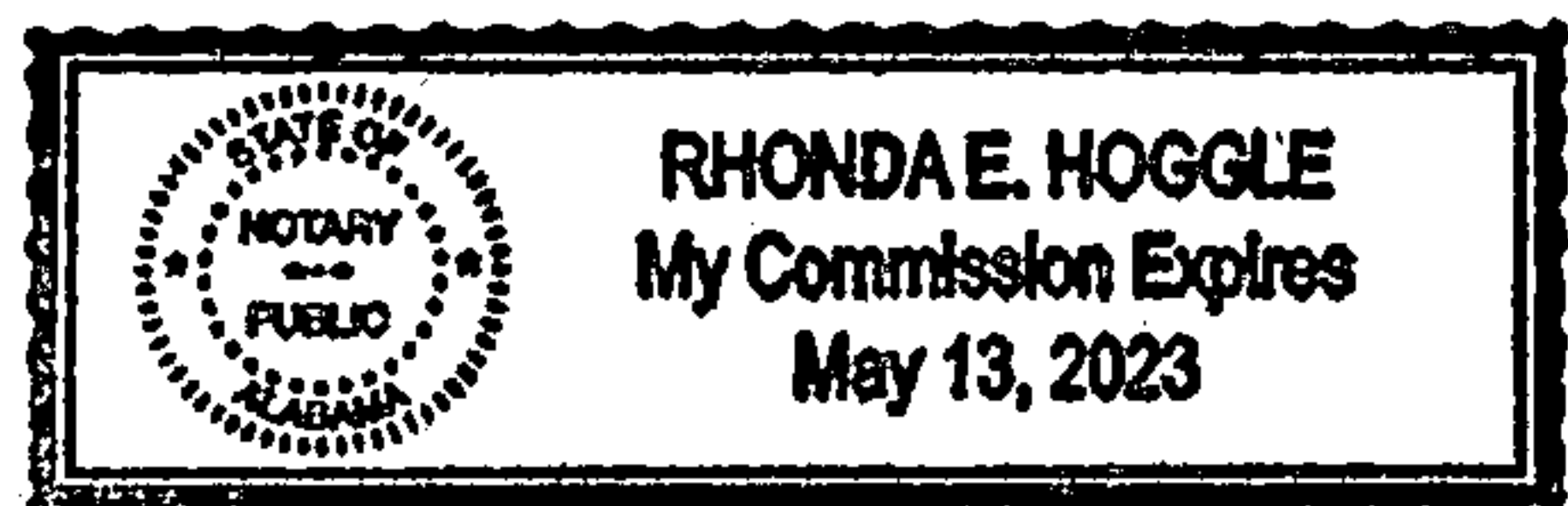


EXHIBIT A

Chandler Tract

A parcel of land situated in the northeast quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of Section 28, Township 19 South, Range 2 West, (according to Deed Book 232, page 438); thence southerly along the east line of the northeast quarter of the northeast quarter of said Section 28 a distance of 975.61 feet (deed) to a point lying on the southerly right-of-way line of Alabama Highway #119, also known as Cahaba Valley Road (80 foot right-of-way); thence turn an angle of 69 degrees 51 minutes to the right (deed) and run southwesterly along said right-of-way line a distance of 686.22 feet (deed) to the point of beginning; thence continue along last described course and along said right-of-way line a distance of 200.00 feet (deed and measured); thence leaving said right-of-way line turn an angle of 81 degrees 35 minutes to the left (deed) and run southeasterly a distance of 330.93 feet (deed); thence turn an angle of 26 degrees 44 minutes to the left (deed) and continue southeasterly a distance of 301.7 feet (deed) to a point on the bank of Bishop Creek; thence turn an angle of 48 degrees 30 minutes 13 seconds to the left and run a distance of 41.13 feet to the center of Bishop Creek; thence turn an angle of 90 degrees 00 seconds to the left and run along the center of Bishop Creek a distance of 46.16 feet; thence turn an angle of 15 degrees 50 minutes 06 seconds to the right and run along the center of Bishop Creek a distance of 73.82 feet; thence turn an angle of 25 degrees 21 minutes 13 seconds to the right and run along the center of Bishop Creek a distance of 39.41 feet; thence turn an angle of 90 degrees 00 minutes to the left, leaving said center of creek and run a distance of 38.63 feet; thence turn an angle of 29 degrees 30 minutes 03 seconds to the right and run northwesterly a distance of 479.39 feet (479.54 feet deed) to the point of beginning.

Together with all lands to which Grantor has title, if any, adjacent to the above described parcel or located within Bishop Creek (also known as Cahaba Valley Creek) or along the banks of said creek.



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EXHIBIT B

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Any mineral and/or mining rights not owned by Grantors.
3. Easements, restrictions, covenants, declarations, limitations, reservations, and rights of way of record.
4. Matters that would be disclosed by an accurate survey or inspection of the Property.
5. Riparian rights incident to the premises.
6. That certain 75 Foot No Disturb Buffer Easement as described in Declaration of Easements recorded as Instrument No. 20200207000052650 in the Office of the Judge of Probate of Shelby County, Alabama.



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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 See Attachment
Mailing Address 1115 Indian Crest Drive
Indian Springs, AL 35124

Grantee's Name See Attachment
Mailing Address 1115 Indian Crest Drive
Indian Springs, AL 35124

Property Address 3190 Cahaba Valley Road
Indian Springs, AL 35124
(Chandler Tract)

Date of Sale April 24, 2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 157,520.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other No recording tax due - conveyance is made
☐ Closing Statement pursuant to Will of Michael E. Stephens

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 May 14, 2020

Print Charles A. J. Beavers, Jr.

☐ Unattested _____

Sign 

(Grantor/Grantee/Agent) circle one



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(verified by)

Form RT-1

ATTACHMENT TO REAL ESTATE SALES VALIDATION FORM

GRANTORS:

ALLISON MORROW STEPHENS, as Personal Representative of the Estate of Michael E. Stephens, Deceased, Circuit Court for Collier County, Florida, Probate Division File No. 2017-CP-1610, whose Will dated January 20, 2012 was filed for Ancillary Probate in Shelby County, Alabama, Probate Case No. PR-2017-000541


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ALLISON MORROW STEPHENS, an unmarried woman

GRANTEES:

ALLISON MORROW STEPHENS and **GERARD J. KASSOUF**, as Trustees of the Reverse QTIP Trust, as governed by Article IX of that certain First Amended and Restated Trust Agreement dated January 20, 2012


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