



This conveyance is made subject to the following:

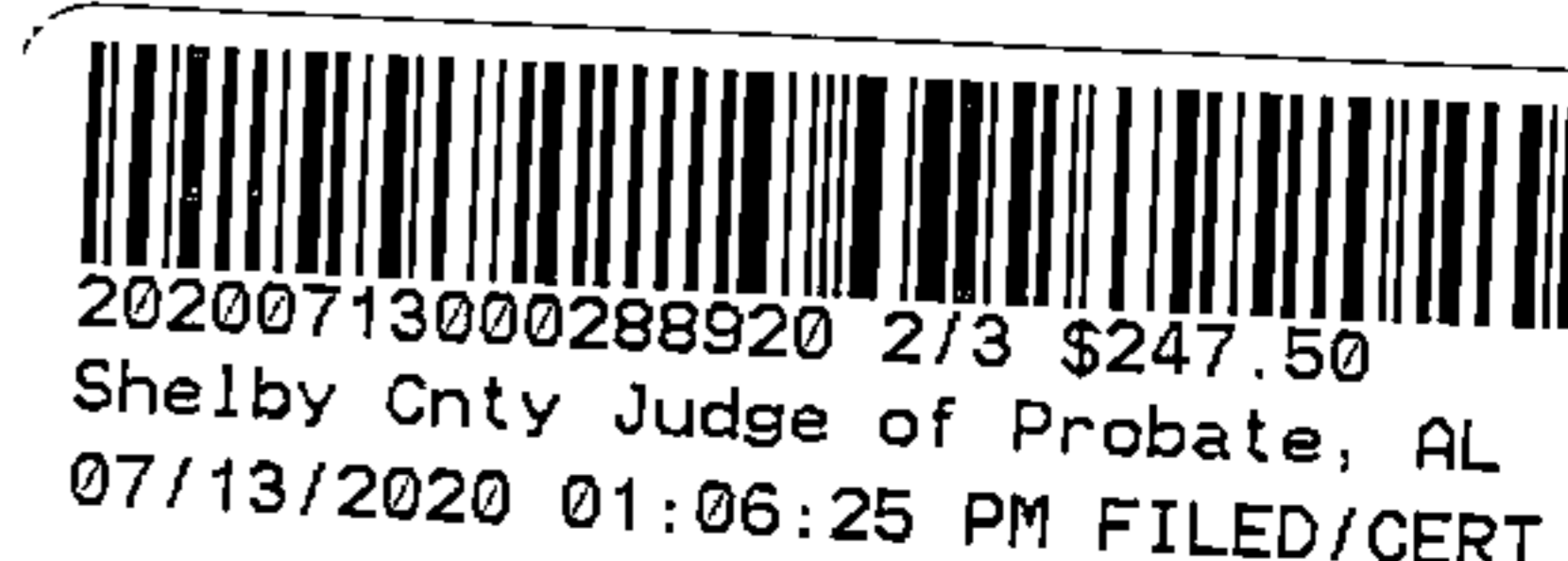
1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith; 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, if any, affecting the Property; 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 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, that certain revocable trust agreement entitled "The Charles and Elizabeth Davidson Trust" entered into on July 1, 2013, by Charles Henry Davidson and Elizabeth T. Davidson, as both "grantors" and "trustees" thereunder, as the same may be amended and/or restated at any time or from time to time (said trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, herein sometimes referred to as the "Trust Agreement") for the benefit of the beneficiary(ies) thereof as provided therein.
2. The said Charles Henry Davidson and Elizabeth T. Davison, being the grantors and trustees under the Trust Agreement, are one and the same persons as the Grantors herein, Charles H. Davidson and Elizabeth Davidson, and are the primary beneficiaries of the trust created under the Trust Agreement.
3. The Property is NOT the homestead of the Grantors, who are husband and wife.
4. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), each Grantor hereby attests that, to the best of such 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. Each 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]**



IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 19<sup>th</sup> day of June, 2020.

**Grantors:**

*Charles H Davidson*

Charles H. Davidson

*Elizabeth Davidson*

Elizabeth Davidson

STATE OF ALABAMA )  
COUNTY OF Jefferson )

Shelby County, AL 07/13/2020  
State of Alabama  
Deed Tax: \$218.50

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Charles H. Davidson and Elizabeth Davidson, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of June, 2020.

[ NOTARIAL SEAL ]

*[Signature]*

Notary Public

My Commission Expires \_\_\_\_\_



20200713000288920 3/3 \$247.50  
Shelby Cnty Judge of Probate, AL  
07/13/2020 01:06:25 PM FILED/CERT

**This document prepared by:**  
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