

Send tax notice to:
Robert W. Lee, Jr., Trustee
7416 Catlow Court
Fort Worth, TX 76137

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, Robert W. Lee ("Robert") died on or about March 7, 2015 and his Last Will and Testament dated December 7, 2005 (the "Will") was admitted to probate in the Shelby County Probate Court, Case No. PR-2015-000216 and said Court issued Letters Testamentary to Robert W. Lee, Jr., on April 24, 2015; and

WHEREAS, pursuant to the terms of Robert's Will, all remaining assets, both real and personal, were distributed to the Family Trust created under his Will for the benefit of Beverly G. Lee (the "Family Trust"), for her lifetime; and

WHEREAS, Beverly G. Lee ("Beverly") was the initial Trustee of the Family Trust and as shown on the "Redesignation and Resignation of Trustee; Acceptance by Successor Trustee dated July 23, 2015", attached hereto as Exhibit "A", she exercised her right to redesignate the successor Trustee of the Family Trust and subsequent Trusts, resigned as Trustee, and named Robert W. Lee, Jr. ("Bob"), as successor Trustee of the Family Trust; and

WHEREAS, Bob continues to serve as successor Trustee of the Family Trust; and

WHEREAS, Beverly died on or about August 28, 2019 and her estate is being administered in the Probate Court of Shelby County, Alabama, Case No. PR-2019-000744; and

WHEREAS, upon the death of Beverly, the Family Trust is to be distributed equally between the GST Exempt Family Trust for the benefit of Robert W. Lee, Jr. ("Bob's Trust") and the GST Exempt Family Trust for the benefit of Katherine Ann McLemore ("Katherine's Trust."); and

WHEREAS, by virtue of that certain deed dated February 23, 1989, and recorded in Book 227, Page 941, in the Office of the Judge of Probate of Shelby County, Alabama, Robert W. Lee, Sr. and Beverly G. Lee purchased the hereinafter described real property (the "Property") as tenants in common. As such and at Robert's death, the Family Trust owned a one-half (1/2) interest in the Property, which is a part of the remaining assets of the Family Trust; and the remaining one-half (1/2) interest in the Property was owned by Beverly G. Lee, deceased; and

WHEREAS, Robert W. Lee, Jr. ("Bob") desires for Katherine's Trust to own said Property as a part of its share of the remaining assets of the Family Trust and Katherine Ann McLemore ("Katherine") desires for Katherine's Trust to own said Property;

WHEREAS, pursuant to Ala. Code §19-3B-111(d)(2), (4), (6) and (7) all of the "interested persons" in the Family Trust created under Robert's Will appointed Robert W. Lee, Jr., as sole Trustee of all Trusts created, including Bob's Trust and Katherine's Trust, under the terms of the "Non-Judicial Settlement Agreement of the Robert W. Lee Testamentary Trust Under Will Dated December 7, 2005" which has been recorded in the records of the Probate Office of Shelby County, Alabama, Instrument No. 20200716000296580; and

WHEREAS, rather than make a series of transfers in succession of Robert's one-half (1/2) interest in the Property from Robert's Estate to the Family Trust created under his Will then convey from the Family Trust a one-fourth (1/4) interest to Bob's Trust and a one-fourth (1/4) interest to Katherine's Trust and then convey from Bob's Trust a one-fourth (1/4) interest to Katherine's Trust, the Property shall be conveyed to Katherine's Trust by this single conveyance.

NOW THEREFORE, in consideration of the above recitals and the terms of the Family Trust created under the Last Will and Testament of Robert W. Lee, deceased (the "decedent"), the undersigned Grantors, Robert W. Lee, Jr., a married man, individually, as Personal Representative of the Estate of Robert W. Lee, deceased, as successor Trustee of the Family Trust, as Trustee of the GST Exempt Family Trust for the benefit of Robert W. Lee, Jr. (previously referred to as "Bob's Trust") and as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore (previously referred to as "Katherine's Trust"), and Katherine Ann McLemore, an unmarried woman, individually and as lifetime beneficiary of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore (previously referred to as "Katherine's Trust"), with the general authority to execute conveyances conferred upon the Personal Representative and the Trustee and pursuant to the terms of the Last Will and Testament of said decedent, do grant, bargain, sell and convey unto Robert W. Lee, Jr., and any successors, as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann

McLemore, (hereinafter referred to as "Grantee, and previously referred to as "Katherine's Trust"), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

NW1/4 of SW1/4 and all that part of the SW1/4 of SW1/4 which lies North and East of Alabama Highway #25, in Section 2, Township 19 South, Range 2 East, EXCEPT a tract sold to Vincent Housing Authority as described in deed recorded in Deed Book 157, page 56 and EXCEPT tract sold to Paul McGraw, et al, as described in deed recorded in Deed Book 189, page 255 in the Probate Office of Shelby County, Alabama.

Also, all that part of E1/2 of SE1/4 of Section 3, Township 19 South, Range 2 East which lies North and East of Alabama Highway #25

Containing in all, 105 acres, more or less.

All situated in Shelby County, Alabama.

LESS AND EXCEPT: Commence at the NE corner of the NW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East; thence south along the east line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 561.24 feet; thence 90 deg. to the left in a westerly direction a distance of 200.0 feet; thence 90 deg. to the left in a southerly direction a distance of 400.0 feet to the northerly right-of-way line of a public road; thence 51 deg. 05 min. to the left in a southeasterly direction along said right-of-way a distance of 257.04 feet to the point of beginning. Situated in the SW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; and

LESS AND EXCEPT: A part of the SW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, described as follows: Commence at the NE corner of the NW1/4 of the SW1/4 of said Section 2; thence South along the East line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a Southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a Northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a Northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 400.00 feet; thence 90 deg. 00 min. to the right in an Easterly direction a distance of 200.00 feet;

thence 90 deg. 00 min to the right in a Southerly direction a distance of 557.92 feet to the Northerly right-of-way line of a public road, said point being on a curve to the right having a central angle of 2 deg. 32 min., a Radius of 2,150.40 feet; thence in a Northwesterly direction along the arc of said curve a distance of 108.82 feet to the point of tangent; thence along said tangent a distance of 146.04 feet to the point of beginning.

SOURCE OF TITLE: Book 227, Page 941

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The above Property does not constitute the homestead of Katherine Ann McLemore who is the lifetime beneficiary of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore. Nor does the above Property constitute the homestead of Robert W. Lee, Jr.

The purpose of this conveyance is to convey the Family Trust's one-half (1/2) interest in the Property to Robert W. Lee, Jr. as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore. After this conveyance and the Personal Representative's Deed being recorded simultaneously herewith, the entire Property will be owned by the GST Exempt Family Trust for the benefit of Katherine Ann McLemore.

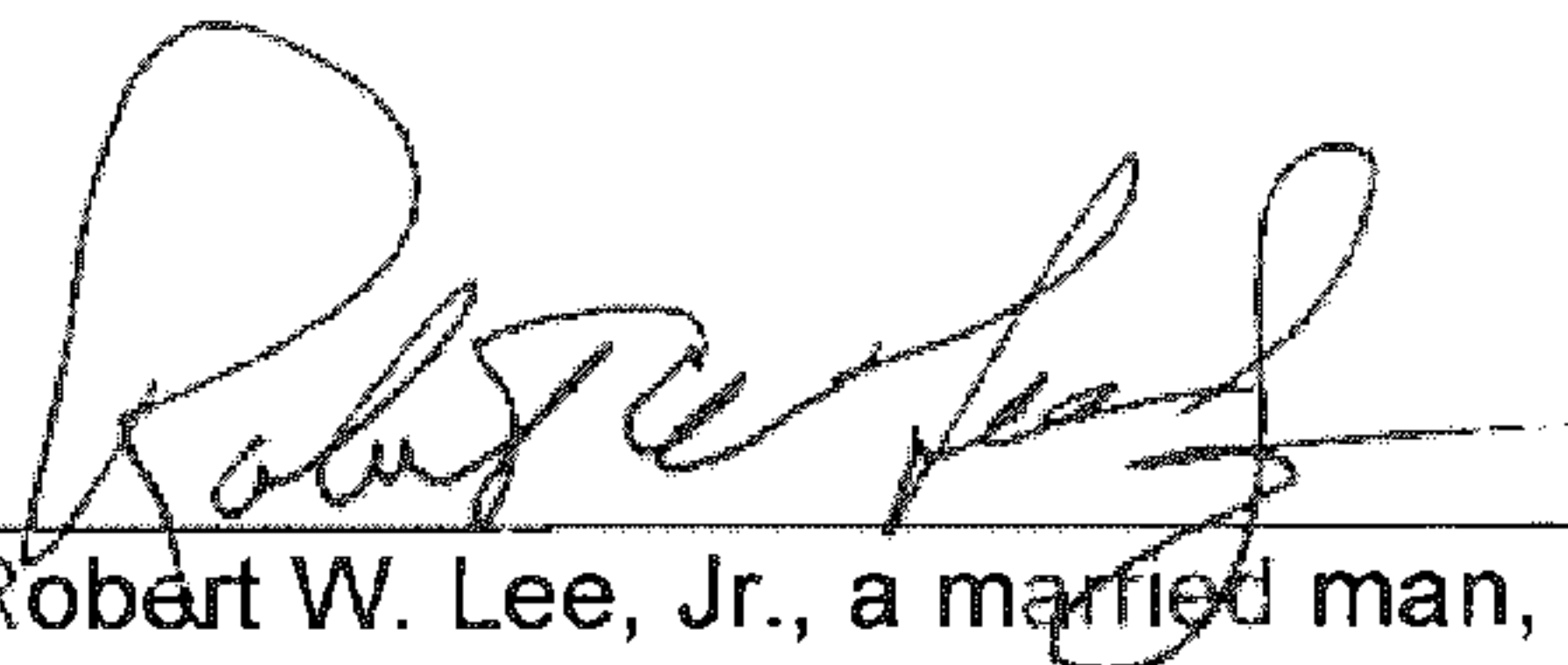
TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

To the extent a Grantor is executing this instrument in his or her representative capacity, this instrument is executed by that Grantor signing in his or her representative capacity and/ or capacities named herein, and neither this instrument nor anything

contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his or her individual capacity, and the liability of the Grantor is expressly limited to his or her representative capacity and/or capacities named herein. To the extent that a Grantor is executing this instrument in his or her individual capacity, the Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that he or she has neither permitted nor suffered any lien, encumbrance of adverse claim to the Property described herein since the date of acquisition.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this _____ day of _____, 2020.

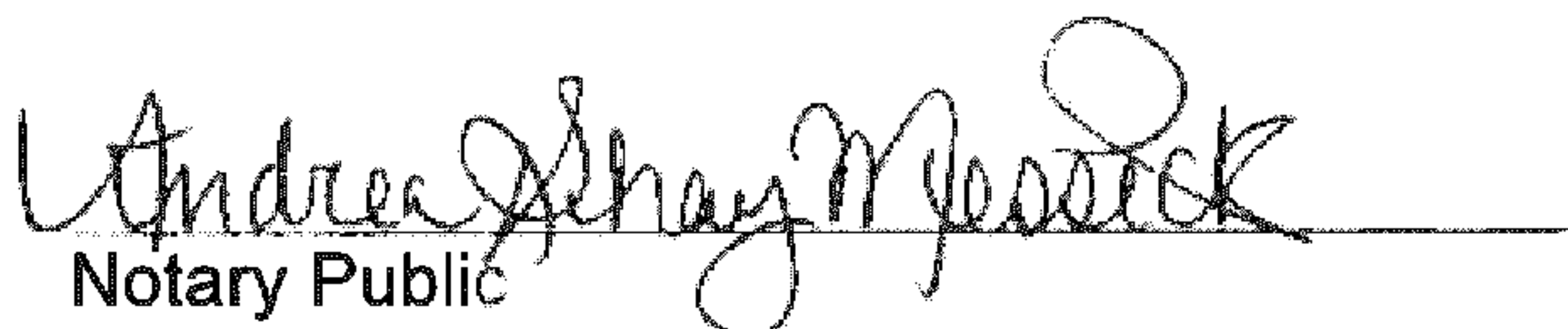
SIGNATURES ARE ON THE FOLLOWING PAGES



Robert W. Lee, Jr., a married man, individually,
as Personal Representative of the Estate of
Robert W. Lee, deceased, as successor
Trustee of the Family Trust, as Trustee of the
GST Exempt Family Trust for the benefit of
Robert W. Lee, Jr. and as Trustee of the GST
Exempt Family Trust for the benefit of
Katherine Ann McLemore

I, the undersigned authority, a Notary Public in and for the State of Texas, hereby
certify that Robert W. Lee, Jr., a married man, individually, as Personal Representative
of the Estate of Robert W. Lee, deceased, as successor Trustee of the Family Trust, as
Trustee of the GST Exempt Family Trust for the benefit of Robert W. Lee, Jr. and as
Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore,
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 the
conveyance, he, individually and in said capacities, and with full authority, executed the
same voluntarily on the day the same bears date.

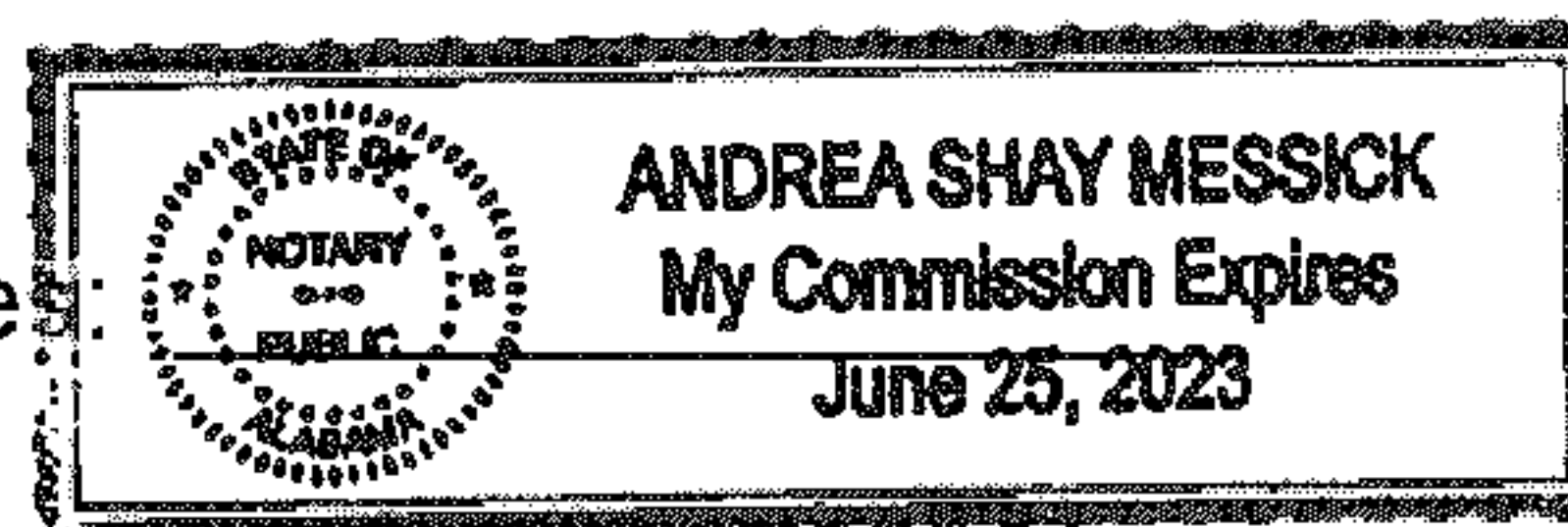
Given under my hand this 9 day of June 2020.


Notary Public

Andrea Shay Messick
Printed Name

(NOTARY SEAL)

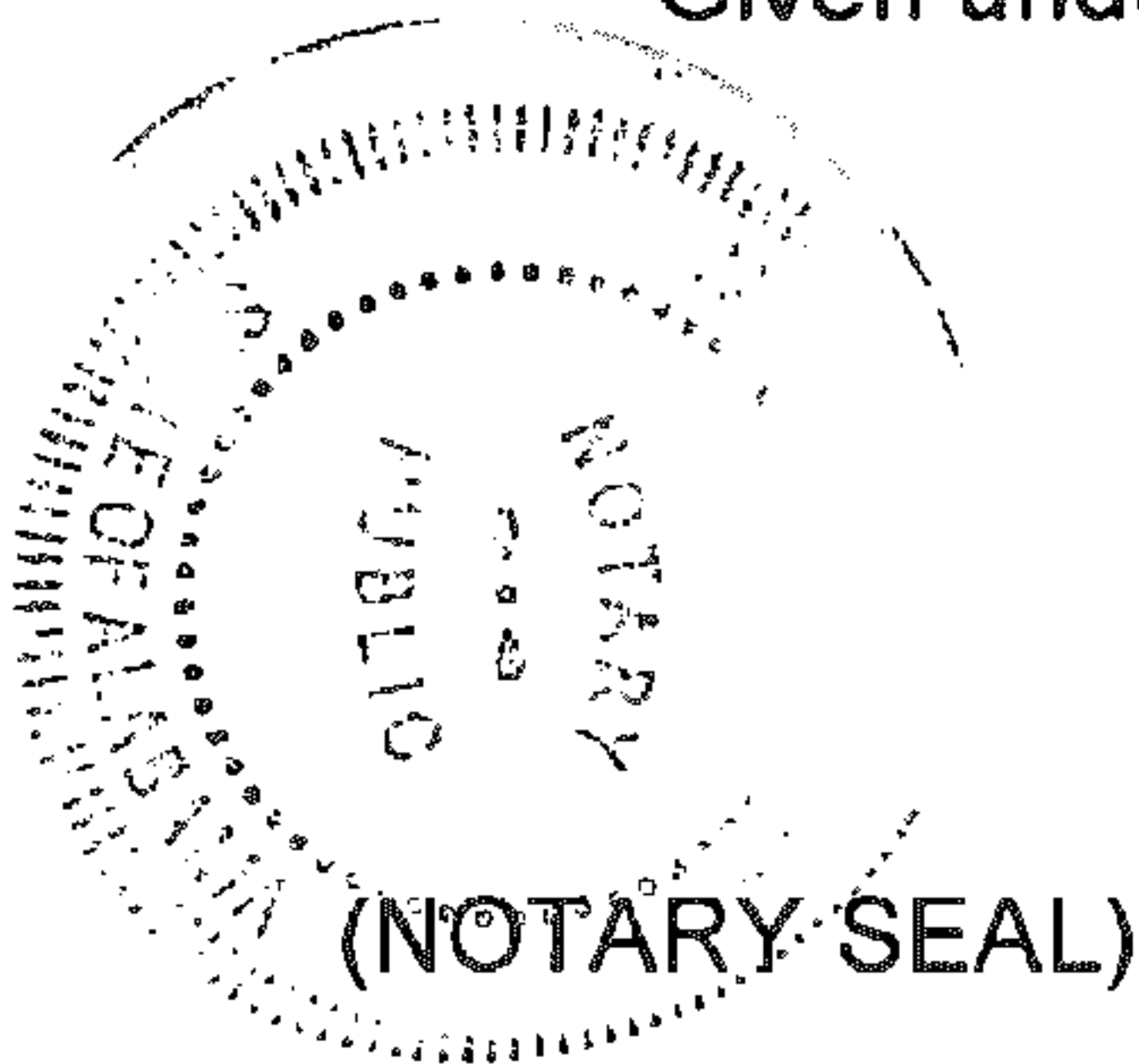
My Commission Expires:



Katherine Ann McLemore
Katherine Ann McLemore, a married woman,
individually and as lifetime beneficiary of the
GST Exempt Family Trust for the benefit of
Katherine Ann McLemore

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Katherine Ann McLemore, a married woman, individually and as lifetime beneficiary of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore, 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 the conveyance, she, individually and said capacity, executed the same voluntarily on the day the same bears date.

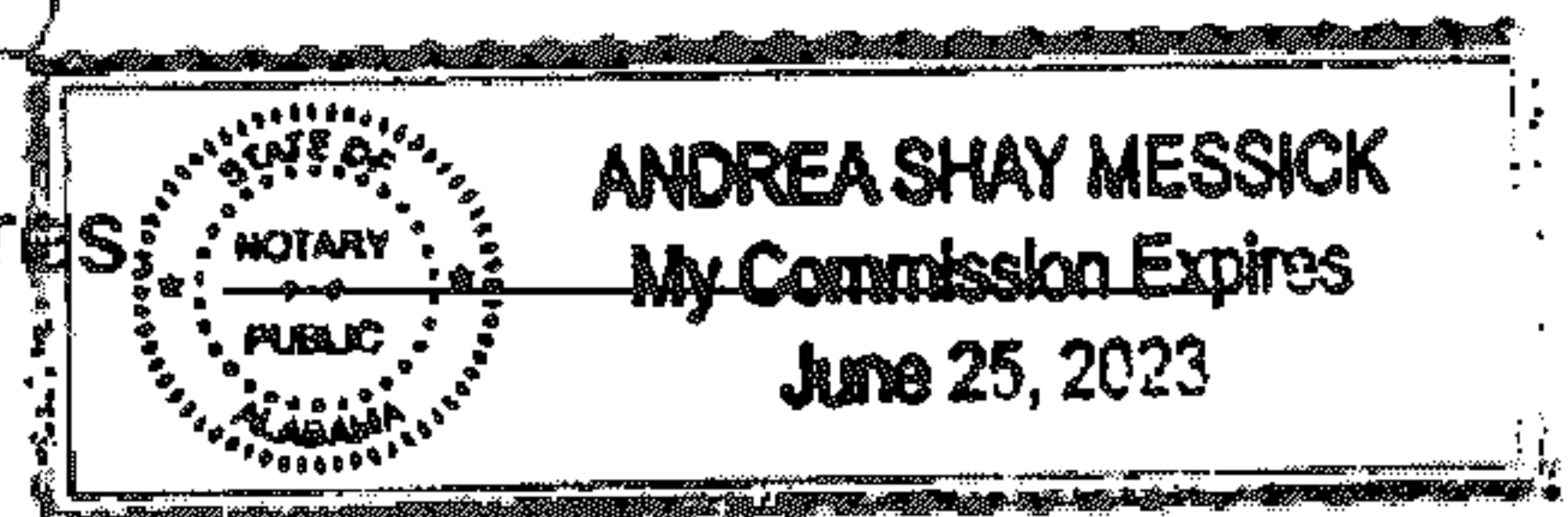
Given under my hand this 9th day of June 2020.



Andrea Shay Messick
Notary Public

Andrea Shay Messick
Printed Name

My Commission Expires



STATE OF ALABAMA)
COUNTY OF SHELBY)

REDESIGNATION AND RESIGNATION OF TRUSTEE;
ACCEPTANCE BY SUCCESSOR TRUSTEE

WHEREAS, Robert W. Lee ("Bob") died testate on March 7, 2015 and his Last Will and Testament dated December 7, 2005 (the "Will") was admitted to probate by the Probate Court of Shelby County, Alabama on April 24, 2015; and

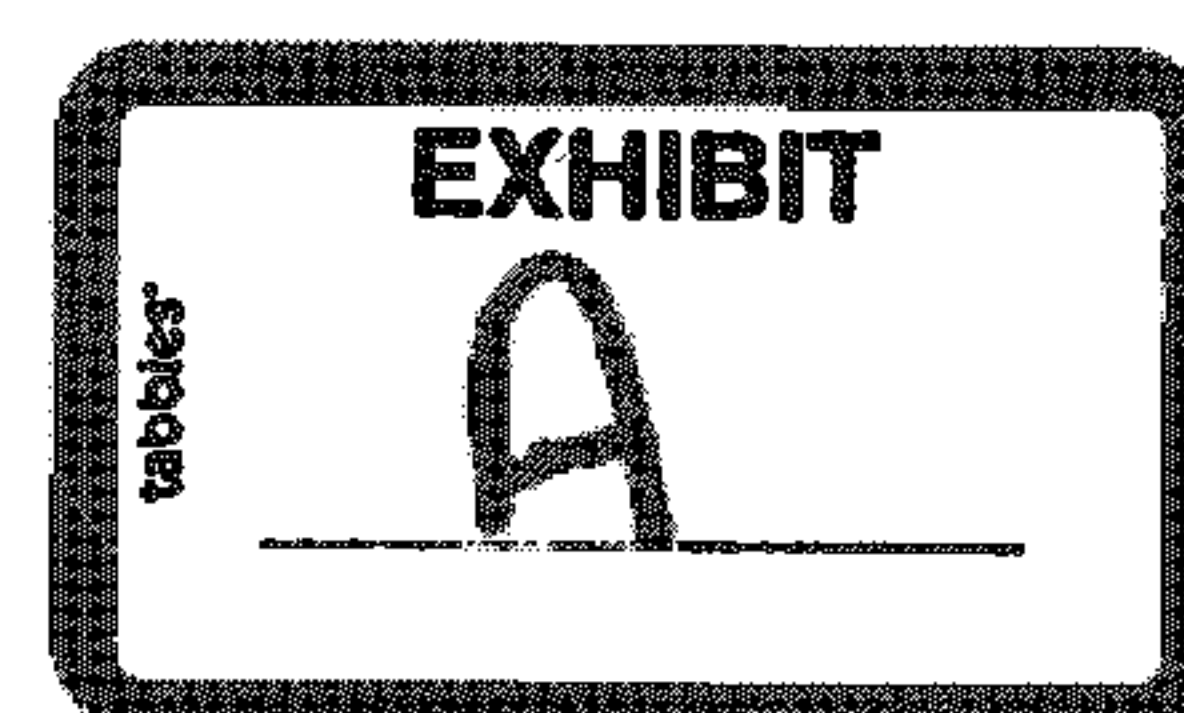
WHEREAS, a testamentary trust, referred to as the Family Trust, was created under Bob's Will for the benefit of his wife, Beverly G. Lee, and for Bob's descendants (the "Trust"); and

WHEREAS, Beverly G. Lee is the current Trustee of the Trust; and

WHEREAS, pursuant to paragraph A. of ITEM XII. of the Will entitled REDESIGNATION AND REMOVAL OF TRUSTEE appearing on page 13 thereof, the following language appears:

"My wife shall have the right to rearrange the order in which the successor Trustee named herein shall serve, and/or to substitute for any successor Trustee any individual, or any bank or trust company authorized to accept and administer trusts. If my wife should so redesignate any successor Trustee who has not at that time commenced serving as Trustee, then such redesignation shall be by a writing signed by my wife, properly notarized, and filed in the Probate Court in which my Will was probated. A duplicate original copy shall be delivered to the Trustee then serving. If my wife should so redesignate any successor Trustee who is at that time serving as Trustee hereunder, then such redesignation shall be by a writing signed by my wife, properly notarized, addressed and delivered to the Trustee, advising the Trustee of such removal and naming therein the successor and confirming that the successor has accepted the trusteeship. A duplicate original copy shall be filed in the Probate Court in which my Will was probated. Ninety (90) days after receipt of such written notice as aforesaid, the Trustee shall thereupon be removed. Unless specified in writing, any successor Trustee shall be vested with all of the rights, powers, duties, and discretion herein vested in the original Trustee."

WHEREAS, Beverly G. Lee now desires to redesignate the successor Trustee of the Trust; and



WHEREAS, upon the redesignation of the successor Trustees of the Trust, Beverly G. Lee desires to resign as Trustee of the Trust; and

WHEREAS, Robert W. Lee, Jr. wishes to accept the trusteeship of the Trust, and all interest and property due to be transferred to him as Trustee of said Trust, for the benefit and use of the beneficiaries of the Trust, all in accordance with the provisions of the Trust;

NOW, THEREFORE, in consideration of the premises, the parties hereto agree as follows:

1. Beverly G. Lee hereby exercises her right to redesignate the successor Trustee of the Trust as follows:

a. If Beverly G. Lee shall fail to qualify, die, resign, become incompetent, or otherwise fail or cease to serve as Trustee, then Robert W. Lee, Jr. shall serve as Trustee of the Trust.

b. If Robert W. Lee Jr. shall fail to qualify, die, resign, become incompetent, or otherwise fail or cease to serve as Trustee, then Stewart H. Welch, III shall serve and act serve as Trustee of the Trust.

c. If Stewart H. Welch, III shall fail to qualify, die, resign, become incompetent, or otherwise fail or cease to serve as Trustee hereunder, then The Welch Group, LLC shall serve and act serve as Trustee of the Trust.

d. If The Welch Group shall fail to qualify, resign or otherwise fail or cease to serve as Trustee, then National Advisors Trust Company, FSB, of Overland Park, Kansas, a federal savings bank ("NATC"), shall serve as Trustee of the Trust.

e. Any successor Trustee shall have all the rights, powers, duties and discretion vested in the original Trustee.

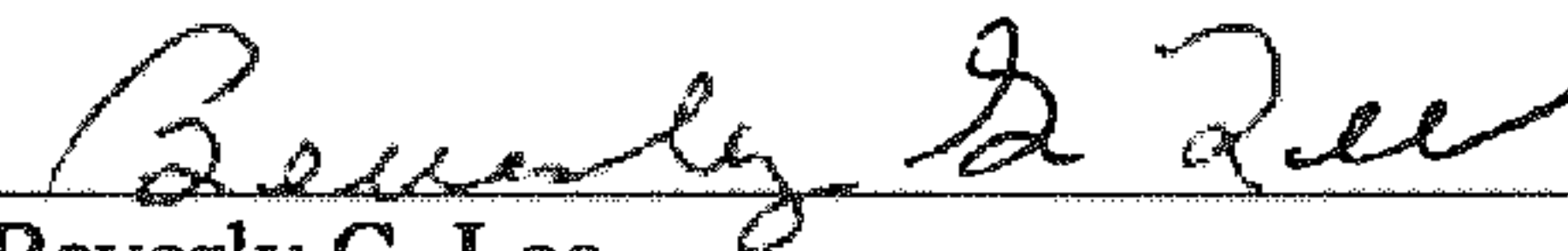
2. The parties acknowledge this instrument has been signed and notarized, and has been delivered to the Trustee of the Trust, all in accordance with Item XII of the Will.

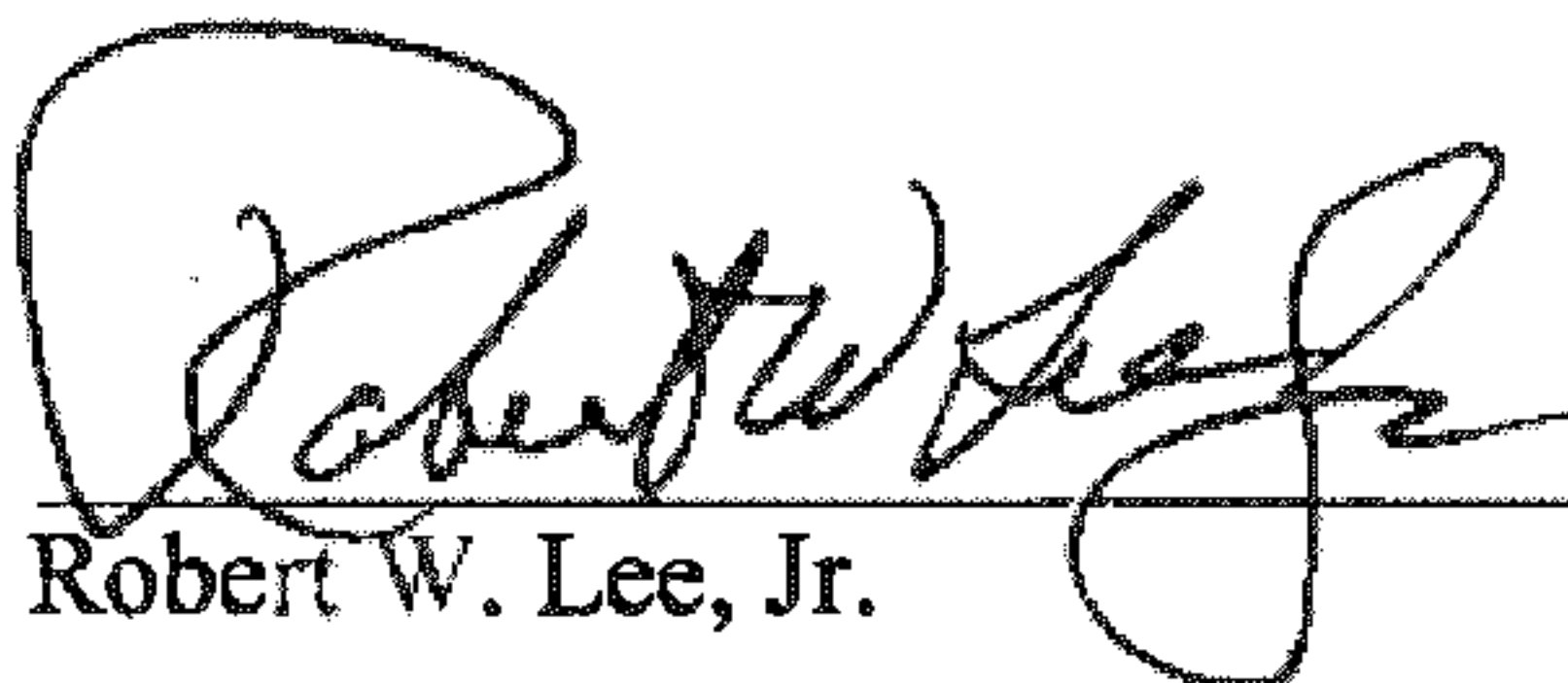
3. Beverly G. Lee hereby resigns and terminates her capacity as Trustee of the Trust.

4. Robert W. Lee, Jr. hereby agrees to serve as Trustee of the Trust as set forth herein.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, on this 23rd day of July, 2015, the undersigned has executed this instrument in accordance with the above-described conditions.

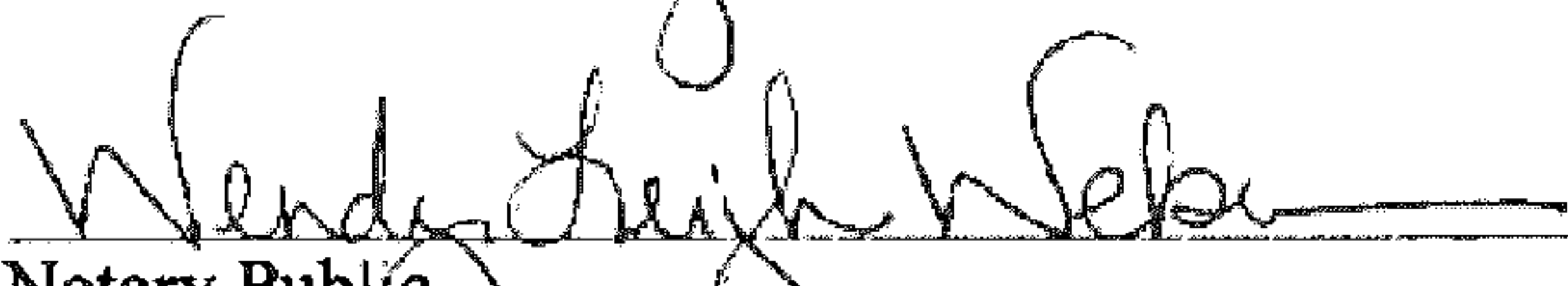


Beverly G. Lee.


Robert W. Lee, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Beverly G. Lee, 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of July, 2015.


Notary Public
My Commission Expires  NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 23, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

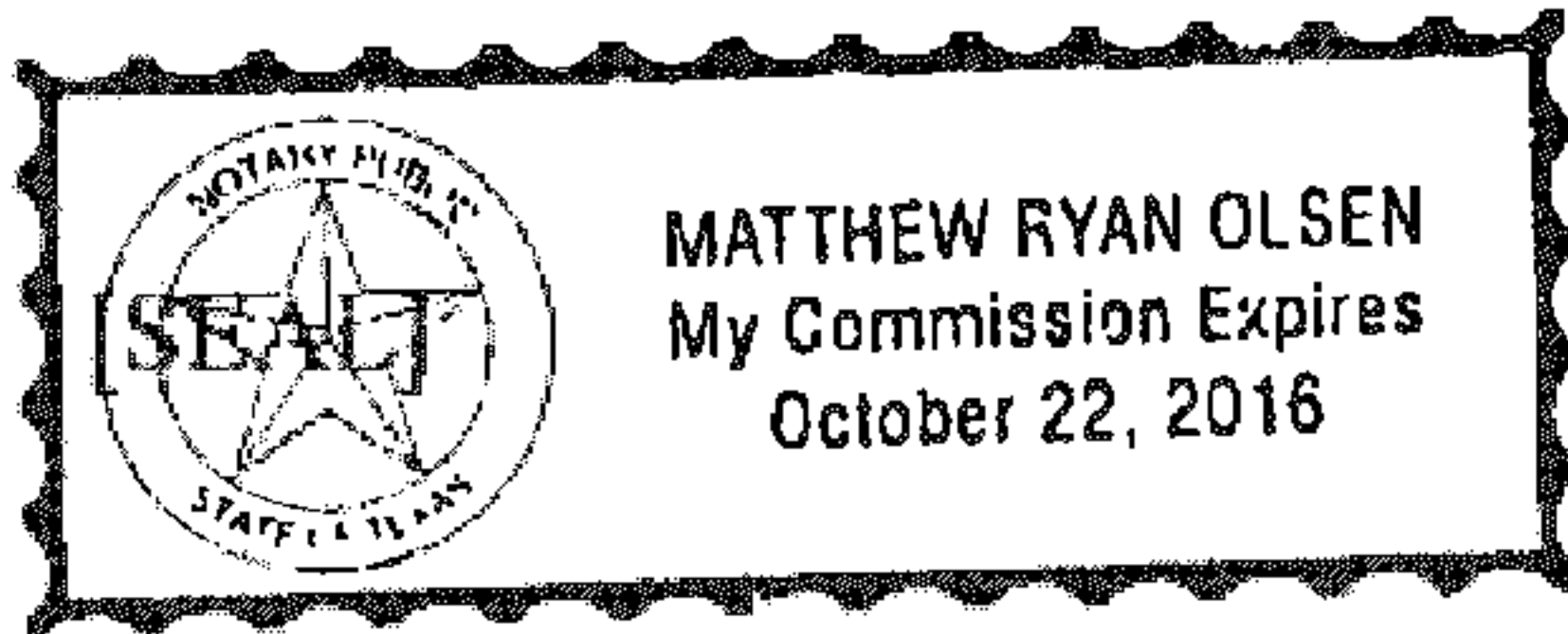
[SEAL]

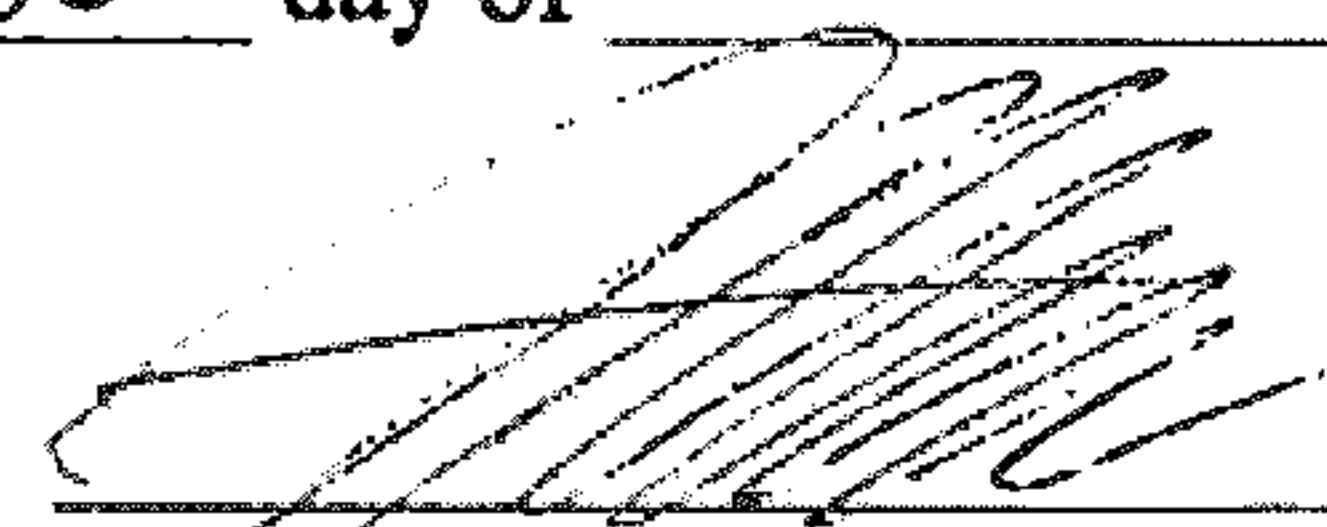
STATE OF TEXAS)

Tarrant COUNTY)

I, the undersigned, a Notary Public in and for the State of Texas at Large, hereby certify that Robert W. Lee, Jr., 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of July, 2015.





Notary Public
My Commission Expires: Oct 22 2016



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2020 11:14:53 AM
\$60.00 JESSICA
20200720000300800

Allen S. Bayl

20200720000300800 07/20/2020 11:14:53 AM DEEDS 12/12

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert W. Lee, Jr., et al
Mailing Address 7416 Catlow Court
Fort Worth, TX 76137

Grantee's Name Robert W. Lee, Jr., Trustee
Mailing Address 7416 Catlow Court
Fort Worth, TX 76137

Property Address 44184 Hwy 25
Vincent, AL 35178

Date of Sale INHERITANCE 6/9/2020
Total Purchase Price \$

or
Actual Value \$

or
ONE-HALF Assessor's Market Value \$ 297,095.00

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

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 7-17-2020

Print Douglas L. McWhorter

X Unattested

Sign

Douglas L. McWhorter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1