

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 for the current and subsequent years which are 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, if any, owned by Grantor); 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 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, Grantee's heirs and assigns, in fee simple forever.

NOTES:

1. Thomas Kendall Stivers (aka Tom Stivers), Deceased, who is one and the same person as Thomas K. Stivers, (the "Decedent") died on or about May 15, 2019, and, at the time of his death, was the sole owner of the Property being conveyed hereby, said Property having been originally conveyed to the Decedent (in the name of Thomas K. Stivers) by deed from Lawrence P. MacDonald and wife, Vicki S. MacDonald, dated October 11, 1991, and filed for record on October 16, 1991, in Book 368, Page 719, in the Probate Office of Shelby County, Alabama.

2. The Decedent's Last Will and Testament dated April 9, 2019 (the "Decedent's Will") was duly admitted to probate in Case No. PR-2019-000513 in the Probate Court of Shelby County, Alabama, and, pursuant to Letters Testamentary issued in said case on July 10, 2019, Bill Stivers was appointed as Personal Representative of the Decedent's probate estate (the "Decedent's Estate") and continues to serve in said capacity at the time of execution of this Deed.

3. Pursuant to the terms of Item II of the Decedent's Will, the Property, which constitutes a portion of the Decedent's residuary estate, is being conveyed to the Grantee herein as a part of her devise and bequest under said Item II.

4. The Property was the homestead of the Decedent and his purported common law wife, Gayle Hontz a/k/a Linda Gail Hontz (the Grantee herein) at the time of his death and continues to be the homestead of the Grantee. By her execution hereof, the Grantee acknowledges that, immediately prior to the delivery of this Deed, she had no fee title to the Property hereby conveyed and she is executing this

instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging her consent and agreement to the conveyance of her homestead.

5. This instrument is being executed by the undersigned Personal Representative solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned Personal Representative in his individual capacity, and the undersigned Personal Representative expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's Estate.

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).

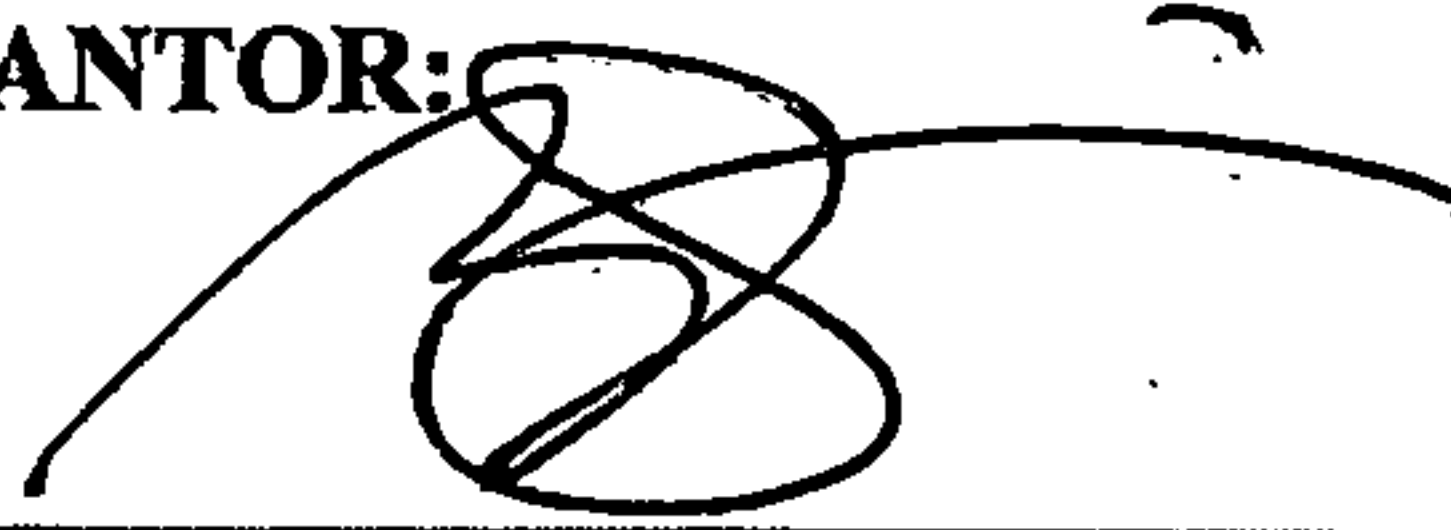
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Signature Pages Follow -



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal effective as of the day first above written.

GRANTOR:



Bill Stivers, as Personal Representative of the Estate of Thomas Kendall Stivers (aka Tom Stivers), Deceased

Date of Execution: 9/24/2020

STATE OF ALABAMA)
COUNTY OF Jefferson)

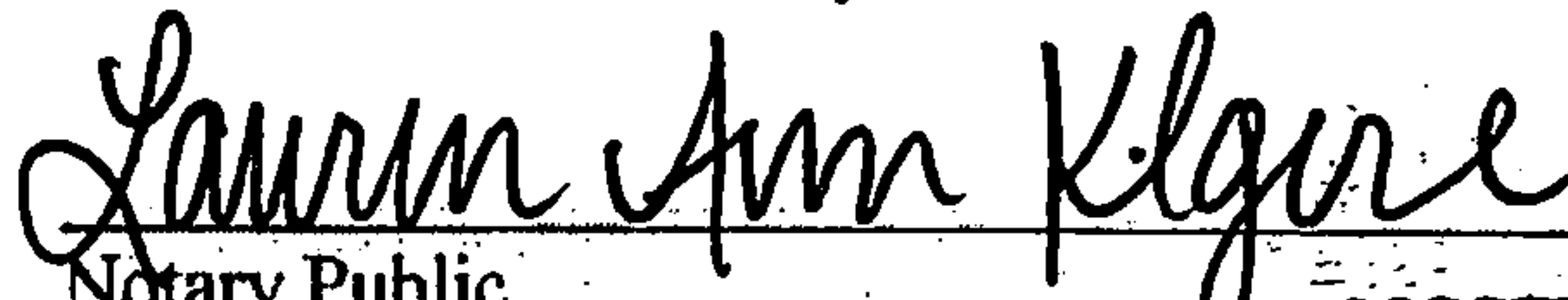


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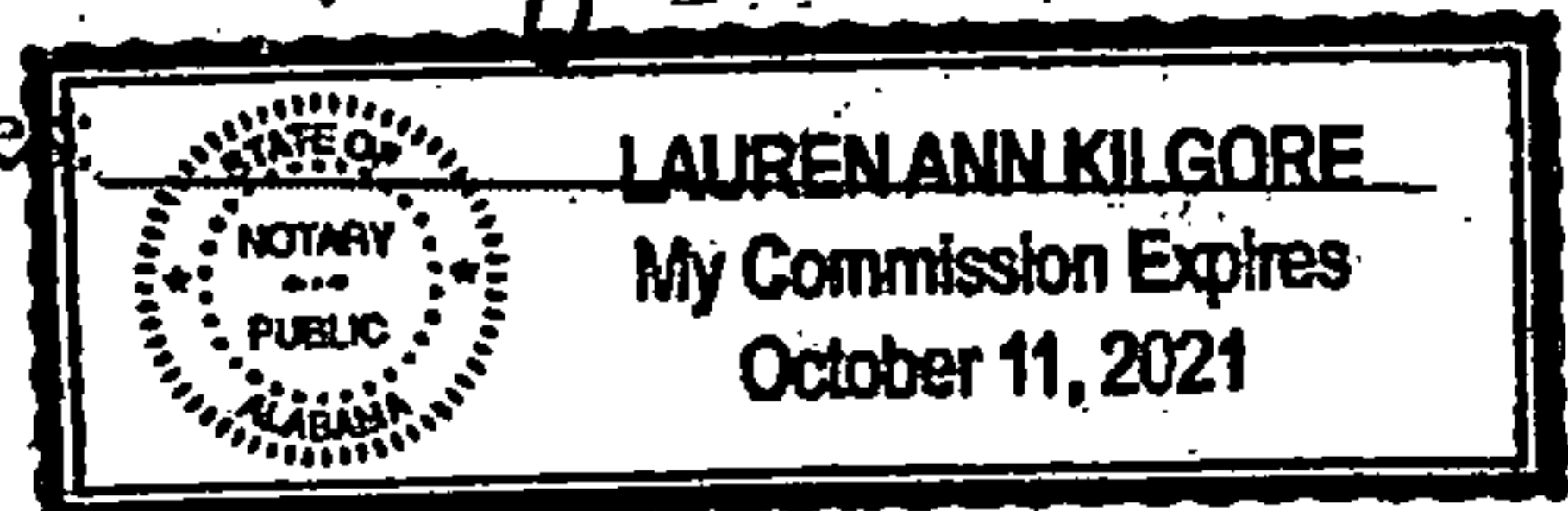
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bill Stivers, whose name as Personal Representative of the Estate of Thomas Kendall Stivers (aka Tom Stivers), Deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Estate on the day the same bears date.

Given under my hand and official seal, this the 24 day of September, 2020.

(SEAL)



Notary Public
My Commission Expires



- Signatures Continued on Next Page -

**CONSENT TO CONVEYANCE BY
PURPORTED COMMON LAW SPOUSE:**

Linda Gail Hontz

Gayle Hontz a/k/a Linda Gail Hontz

Date of Execution:

9-28-2020

STATE OF ALABAMA)
)
COUNTY OF Jefferson)



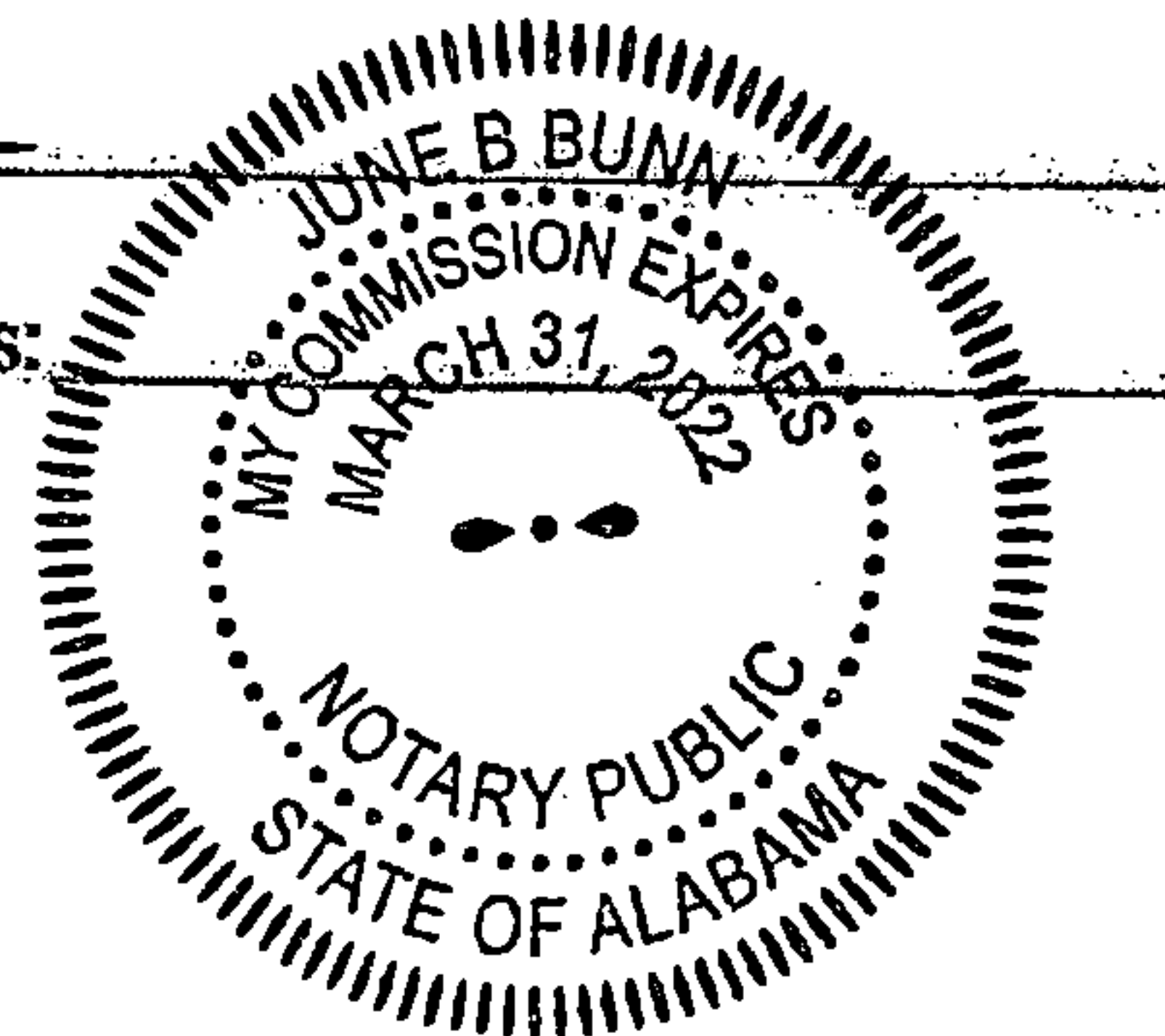
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Shelby Cnty Judge of Probate, AL
10/07/2020 02:45:35 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gayle Hontz a/k/a Linda Gail Hontz, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28 day of September, 2020.

(SEAL)

June B. Bunn
Notary Public
My Commission Expires:



This Instrument Prepared By:
J. Winston Busby, Esq.
Sirote & Permutt, P.C.
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P. O. Box 55727
Birmingham, Alabama 35255-5727