

ESTATE OF EDITH J. CHRENCIK  
PERSONAL REPRESENTATIVES' DEED OF ONE-HALF INTEREST  
IN WILSONVILLE PROPERTY  
A DEED OF DISTRIBUTION

**WHEREAS**, under Warranty Deed dated August 22, 1995, Frank Chrencik and his spouse, Edith J. Chrencik, acquired title as joint tenants with right of survivorship to an *undivided one-half interest* in and to the following described real property located in Shelby County, Alabama:

Lot 8, Sector B, according to the Map of "The Homestead," as recorded in Map Book 8, Page 167 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted ("the Property");

**WHEREAS**, Frank Chrencik died on February 8, 2006, and pursuant to said Warranty Deed, title to the Property passed on his death by operation of law outright to his surviving spouse, Edith J. Chrencik;

**WHEREAS**, Edith J. Chrencik ("the Decedent"), a resident of Jefferson County, Alabama, died on June 20, 2018, leaving a Last Will and Testament dated July 20, 2000, and a First Codicil thereto dated February 18, 2005 (said Last Will and First Codicil being hereinafter referred to collectively as "the Decedent's Will"), which were duly admitted to probate in the Probate Court of Jefferson County on July 5, 2018, in Case No. 18BHM01573;

**WHEREAS**, under Letters Testamentary dated July 5, 2018, Charles F. Chrencik and Regions Bank were duly appointed by said Probate Court as Personal Representatives of the Decedent's estate;

**WHEREAS**, under Section 2 of Article Three of the Decedent's Will, the Decedent's residuary estate, including the Decedent's entire interest in the Property, was given, devised and bequeathed to the Trustees of the Chrencik Living Trust, originally dated July 20, 2000, and as thereafter amended from time to time by the Decedent and her spouse;

**WHEREAS**, in accordance with the aforesaid Section 2 of Article Three of the Decedent's Will, upon the Decedent's death, title to the Property duly passed to the Chrencik Living Trust and then, pursuant to Article Eleven of the Chrencik Living Trust, into a single trust created thereunder for the lifetime benefit of Charles F. Chrencik, said trust being known as the "Charles F. Chrencik GST Exempt Trust";

**WHEREAS**, the original Co-Trustees of the Chrencik Living Trust, and of all trusts created thereunder (including the Charles F. Chrencik GST Exempt Trust), were Frank Chrencik and Edith J. Chrencik;

**WHEREAS**, pursuant to a Second Amendment to the Chrencik Living Trust dated February 18, 2005, following the death of both original Co-Trustees, Charles F. Chrencik and Regions Bank (formerly AmSouth Bank) began serving as Co-Trustees of the Chrencik Living Trust and of all trusts created thereunder (including the Charles F. Chrencik GST Exempt Trust);

**WHEREAS**, pursuant to an instrument entitled "Notice of Removal of Co-Trustee and Appointment of Successor Co-Trustee" executed by Charles F. Chrencik on July 26, 2019, and by Cumberland Trust & Investment Company ("Cumberland Trust") on September 4, 2019, Regions Bank was duly removed as

the Corporate Co-Trustee of the Charles F. Chrencik GST Exempt Trust and Cumberland Trust was duly appointed as the Successor Corporate Co-Trustee, to serve along with Charles F. Chrencik as Co-Trustees of the Charles F. Chrencik GST Exempt Trust;

**WHEREAS**, accordingly, title to the Property is now due to be vested in Charles F. Chrencik and Cumberland Trust, as Co-Trustees of the Charles F. Chrencik GST Exempt Trust created under the Chrencik Living Trust;

**WHEREAS**, Charles F. Chrencik and Regions Bank, as Personal Representatives of the Decedent's estate, desire by this Deed to memorialize the passage of title to the Property from the Decedent's estate to the Chrencik Living Trust and, through said Living Trust, to Charles F. Chrencik and Cumberland Trust, as Co-Trustees of the Charles F. Chrencik GST Exempt Trust created under the Chrencik Living Trust;

NOW, THEREFORE, Know All Men By These Presents, that in consideration of the above, Ten Dollars (\$10.00) and other good and valuable consideration, Charles F. Chrencik and Regions Bank, as Co-Personal Representatives of the Estate of Edith J. Chrencik, deceased under Jefferson County Probate Case No.18BHM01573 (Grantor) whose address is P.O. Box 10463, Birmingham, AL 35202 do hereby grant, bargain sell and convey to Charles F. Chrencik and Cumberland Trust, as Co-Trustees of the Charles F. Chrencik GST Exempt Trust created under the Chrencik Living Trust Grantee) whose address is 40 Burton Hills Boulevard, Suite 300, Nashville, Alabama 37215, the undivided one-half interest in and to that certain property located in Shelby County, Alabama being described as follows:

Lot 8, Sector B, according to the Map of "The Homestead," as recorded in Map Book 8, Page 167 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. aka 326 Howard Hill Drive, Wilsonville, Alabama 35186  
Subject to:

Ad valorem taxes due October 1, 2021.

Right of Way granted to Alabama Power Company and South Central Bell as recorded in Real 15, page 897, in the Probate Office of Shelby County, Alabama.

Protective Covenants to Promote and Maintain Property in the Homestead as recorded in Shelby Real 3, page 840, Amendment to Covenants as recorded in Real 30, page 510, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 1, page 359, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company by instrument recorded in Real 57, page 129, Restrictive Covenants filed in connection therewith in Real 57, page 62, in the Probate Office of Shelby County, Alabama.


Right of Way granted to South Central Bell by instrument recorded in Deed Volume 351, page 357, in the Probate Office of Shelby County, Alabama.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Any and all rights and restrictions granted to Alabama Power Company by the Federal Power Act with regard to Lay Lake, including an easement for water storage rights up to the 397 foot water level of Lay Lake, and for overflow rights up to the 403 foot water level, including the exclusive jurisdiction to regulate the permitting of any dock located or sought to be located on the subject property as shown on Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama.

To have and to hold to the said Grantees, their respective successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises

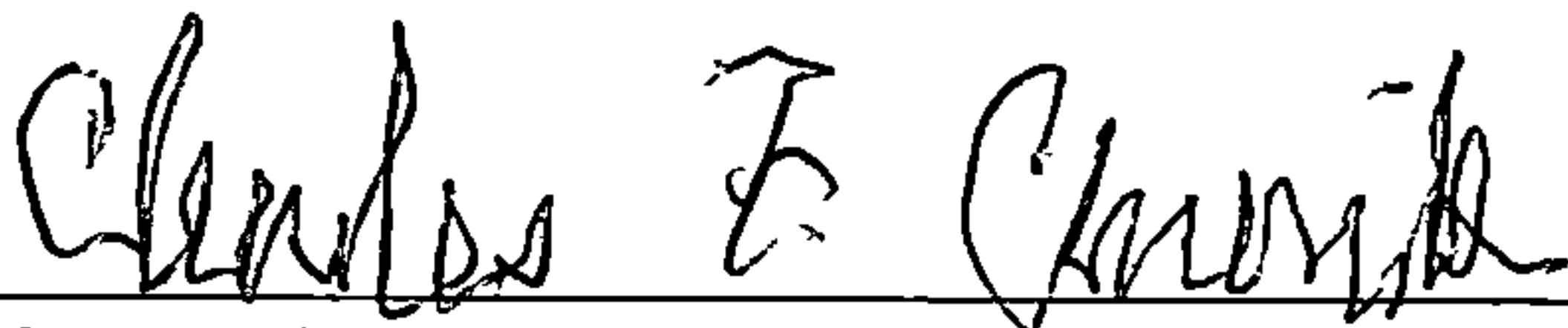
  
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Shelby Cnty Judge of Probate, AL  
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conveyed which were created by the undersigned and not specifically excepted herein.

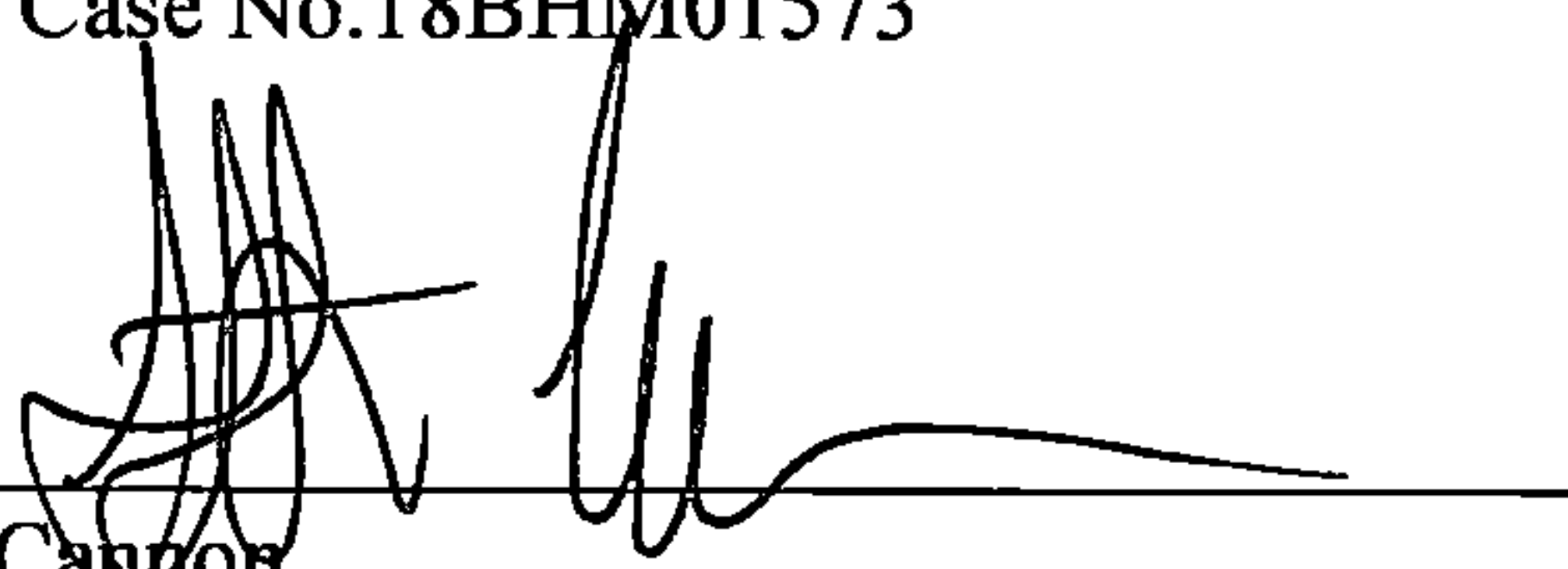
This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this 1<sup>st</sup> day of January, 2021.

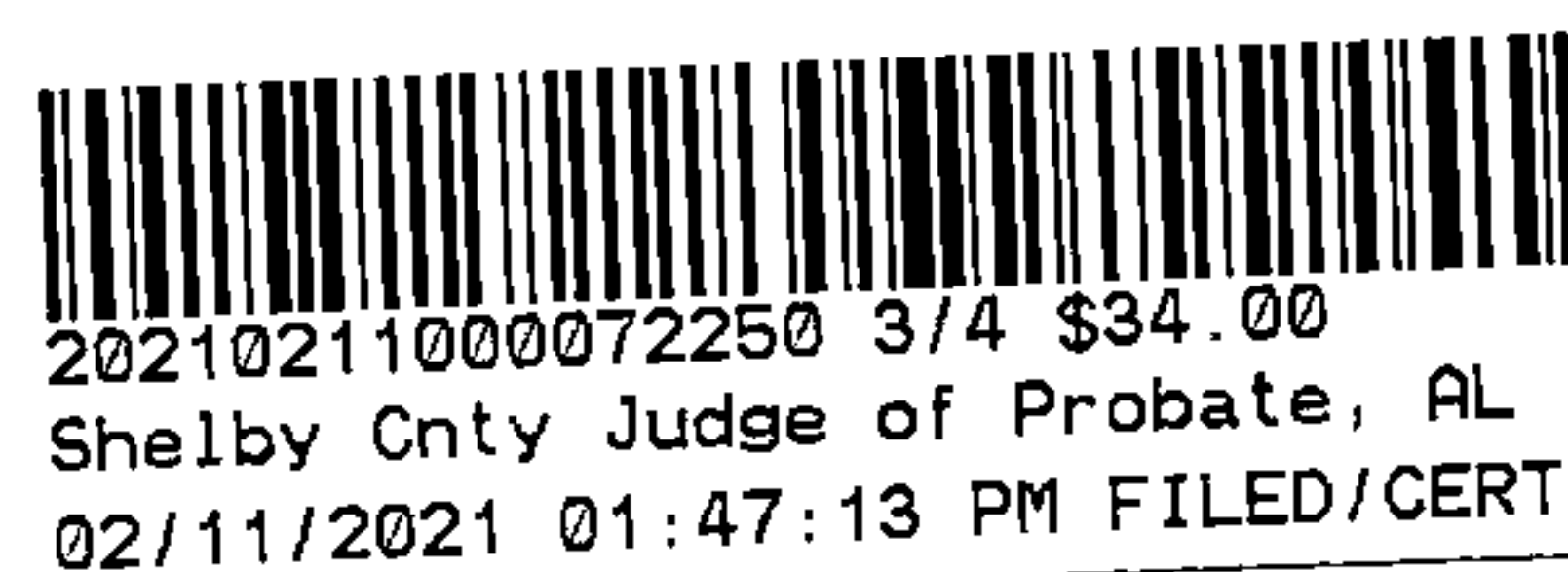


Charles F. Chrencik, as Co-Personal Representative of the  
Estate of Edith J. Chrencik, deceased under Jefferson County  
Probate Case No.18BHM01573

Regions Bank, a corporation as Co Personal Representative of the  
Estate of Edith J. Chrencik, deceased under Jefferson County  
Probate Case No.18BHM01573

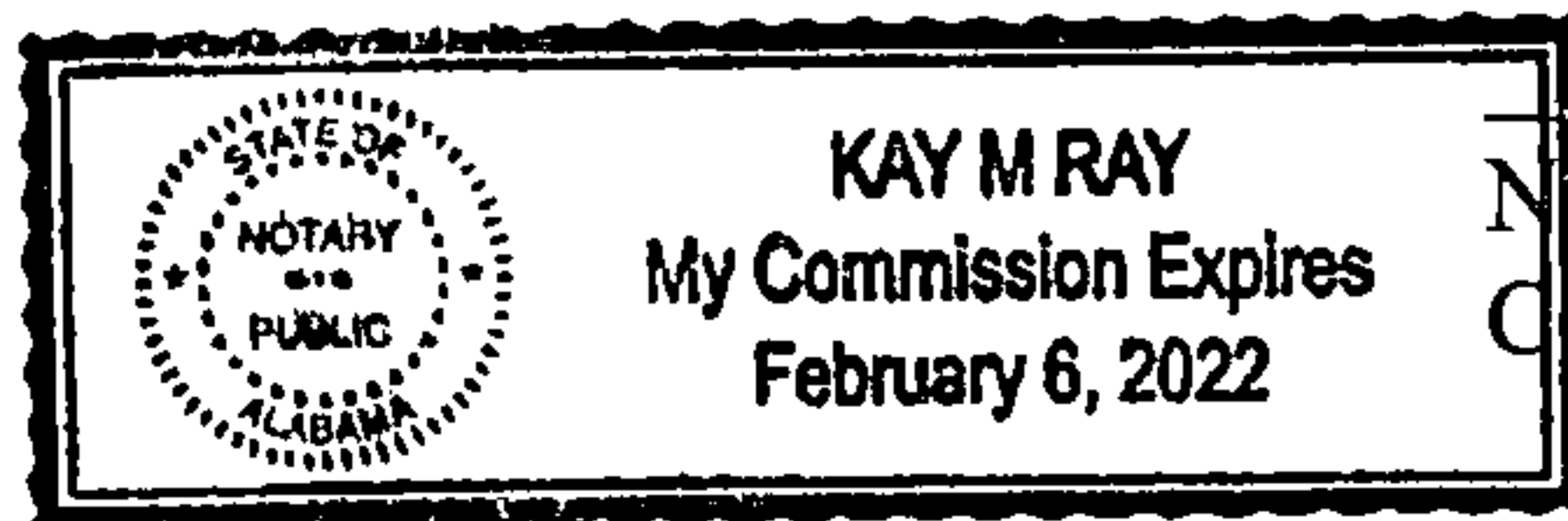
By   
Seth Cannon  
Its Vice President

STATE OF ALABAMA  
Shelby COUNTY



I, Kay M. Ray, a Notary Public in and for said County in said State, hereby certify that, Charles F. Chrencik whose name as Co-Personal Representative of the Estate of Edith J. Chrencik, deceased (Jefferson County Probate Case No. 18BHM01573) is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Co-Personal Representative, and with full authority, executed the same voluntarily for and as the act of as said Co-Personal Representative on the day the same bears date.

Given under my hand and seal this 15th day of January, 2021.



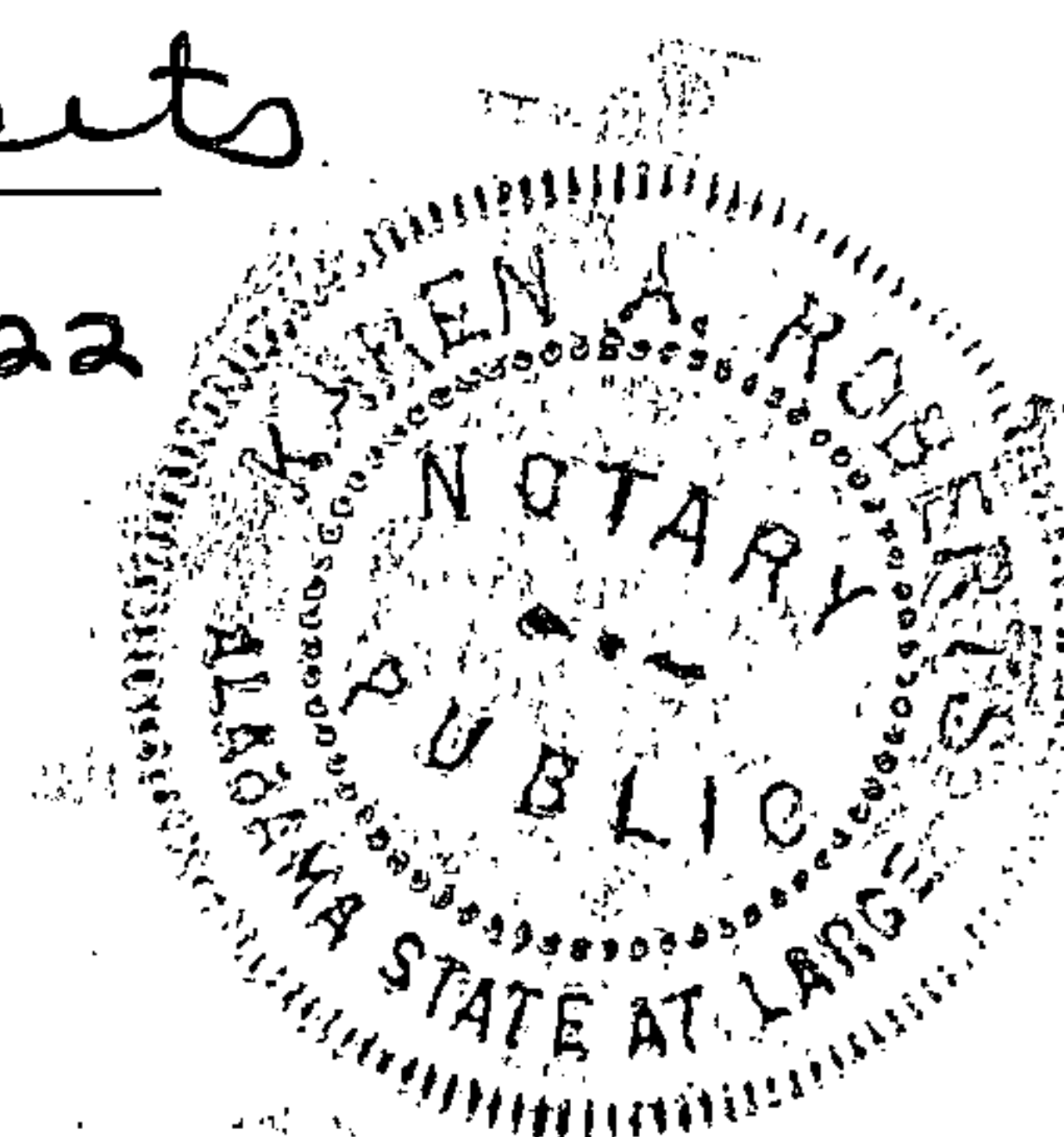
Kay M. Ray  
Notary Public  
Commission Expires: 02/06/2022

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Karen A. Roberts a Notary Public in and for said County in said State, hereby certify that, Seth Cannon, whose name as Vice President of Regions Bank acting in its capacity as Co-Personal Representative of the Estate of Edith J. Chrencik, deceased (Jefferson County Probate Case No. 18BHM01573) is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, , as such Officer, and with full authority, executed the same voluntarily for and as the act of Regions Bank, as said Co-Personal Representative on the day the same bears date.

Given under my hand and seal this 21st day of January, 2021.

Karen A. Roberts  
Notary Public  
Commission Expires: 08-22-2022



This instrument prepared by:  
Gene W. Gray, Jr.  
2100 SouthBridge Parkway  
Suite 338  
Birmingham, AL 35209  
205-879-3400

Send tax notice to:  
Cumberland Trust  
c/o April Drennen  
40 Burton Hills Boulevard  
Suite 300  
Nashville, TN 37215  
ID#19-4-117-0-001-004.010



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Shelby Cnty Judge of Probate, AL  
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