



20210217000077830 1/6 \$525.00
Shelby Cnty Judge of Probate, AL
02/17/2021 09:34:47 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Inst. #20180614000211000

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Lori C. Ritter
1061 Somerset Lane
Birmingham, Alabama 35242

TRUSTEE'S STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 10th day of February, 2021, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**HAL COONS, III, AS TRUSTEE OF THE
GAYLE MCLEOD FALLS MANAGEMENT TRUST U/A/D
DECEMBER 5, 2012, AS AMENDED AND RESTATED,
whose mailing address is 110 Office Park Drive, Suite 100, Birmingham, Alabama 35223**

(herein referred to as "**Grantor**"), does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto

LORI C. RITTER,
whose mailing address is **1061 Somerset Lane, Birmingham, Alabama 35242**

(herein referred to as "**Grantee**"), the following described real property situated in Shelby County, Alabama [herein referred to as the "**Property**"; the Property having a **property address of 1061 Somerset Lane, Birmingham, Alabama 35242**, and an **Assessor's Market Value of \$487,900.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel #03 9 30 0 002 001.115)], to-wit:

Lot 1108, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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 Property.

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; 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, Grantee's heirs, executors and assigns, in fee simple forever.

NOTES:

1. On or about December 5, 2012, Gayle McLeod Falls, as both "Grantor" and Trustee", entered into that certain revocable trust agreement entitled the "Gayle McLeod Falls Management Trust", which revocable trust agreement was amended on December 6, 2016, and was further amended and restated in its entirety on or about November 21, 2017, pursuant to that certain "First Restatement of Gayle McLeod Falls Management Trust Originally Dated December 5, 2012" entered into by Gayle McLeod Falls, as "Grantor" thereunder, and Hal Coons, III, as "Trustee" thereunder (as so amended and restated, the "Trust Agreement"), under which the Gayle McLeod Falls Management Trust was created for the initial primary benefit of Gayle McLeod Falls and, upon her death, for the benefit of her husband, James F. Falls (the "Trust").

2. By deed executed on or about April 12, 2018, and recorded on June 14, 2018, in Instrument #20180614000211000 in the Probate Office of Shelby County, Alabama, the Property was conveyed to the Grantor herein by Gayle M. Falls, and her husband, James F. Falls.

3. Pursuant to the terms of the Trust Agreement, Hal Coons, III, was appointed as Trustee of the Trust created under the Trust Agreement and continues to serve in such capacity as of the date of this Deed.

4. Gayle M. Falls, who is one and the same person as Gayle McLeod Falls and Gayle Falls, died on or about July 27, 2019, as evidenced by the copy of her Alabama Certificate of Death attached hereto. James F. Falls, who is one and the same person as James Franklin Falls and James Falls, and was the husband of Gayle M. Falls, died on or about September 3, 2020, as evidenced by the copy of his Alabama Certificate of Death attached hereto.

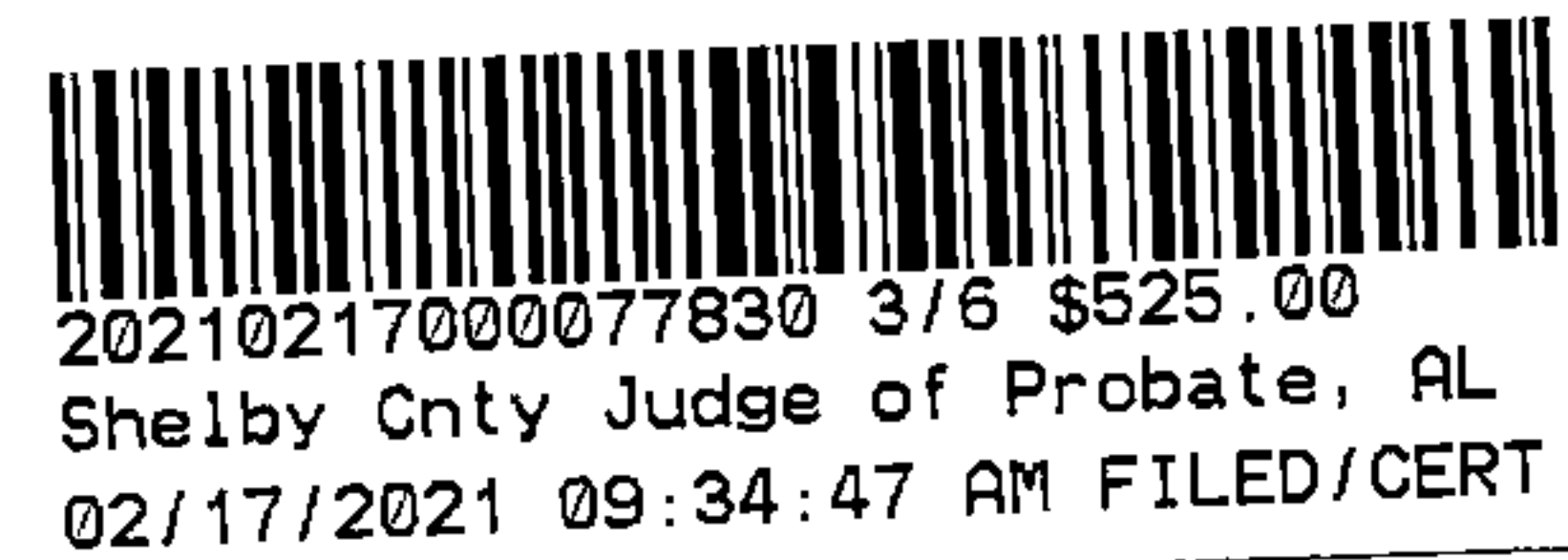

20210217000077830 2/6 \$525.00
Shelby Cnty Judge of Probate, AL
02/17/2021 09:34:47 AM FILED/CERT

5. Pursuant to the terms of the Paragraph (f) of Item IV of the Trust Agreement, following the death of both the Grantor of the Trust, Gayle McLeod Falls, and her husband, James F. Falls, all assets remaining in the Trust, which include the Property, were to be distributed, free of trust, to Lori C. Ritter, the daughter of Gayle McLeod Falls, and this Deed is being executed to evidence the distribution and conveyance of the Property to the said Lori C. Ritter, the Grantee herein, pursuant to the terms of the Trust Agreement.

6. This instrument is being executed by the undersigned solely as the Trustee of the Trust created under the Trust Agreement, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in the undersigned's individual capacity, and the undersigned expressly limits the undersigned's liability hereunder solely to the property now or hereafter held by the undersigned as the Trustee of the Trust under the Trust Agreement.

7. **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).

- Remainder of Page Intentionally Left Blank -
- Grantor Signature Page Follows -



IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:

Hal Coons III

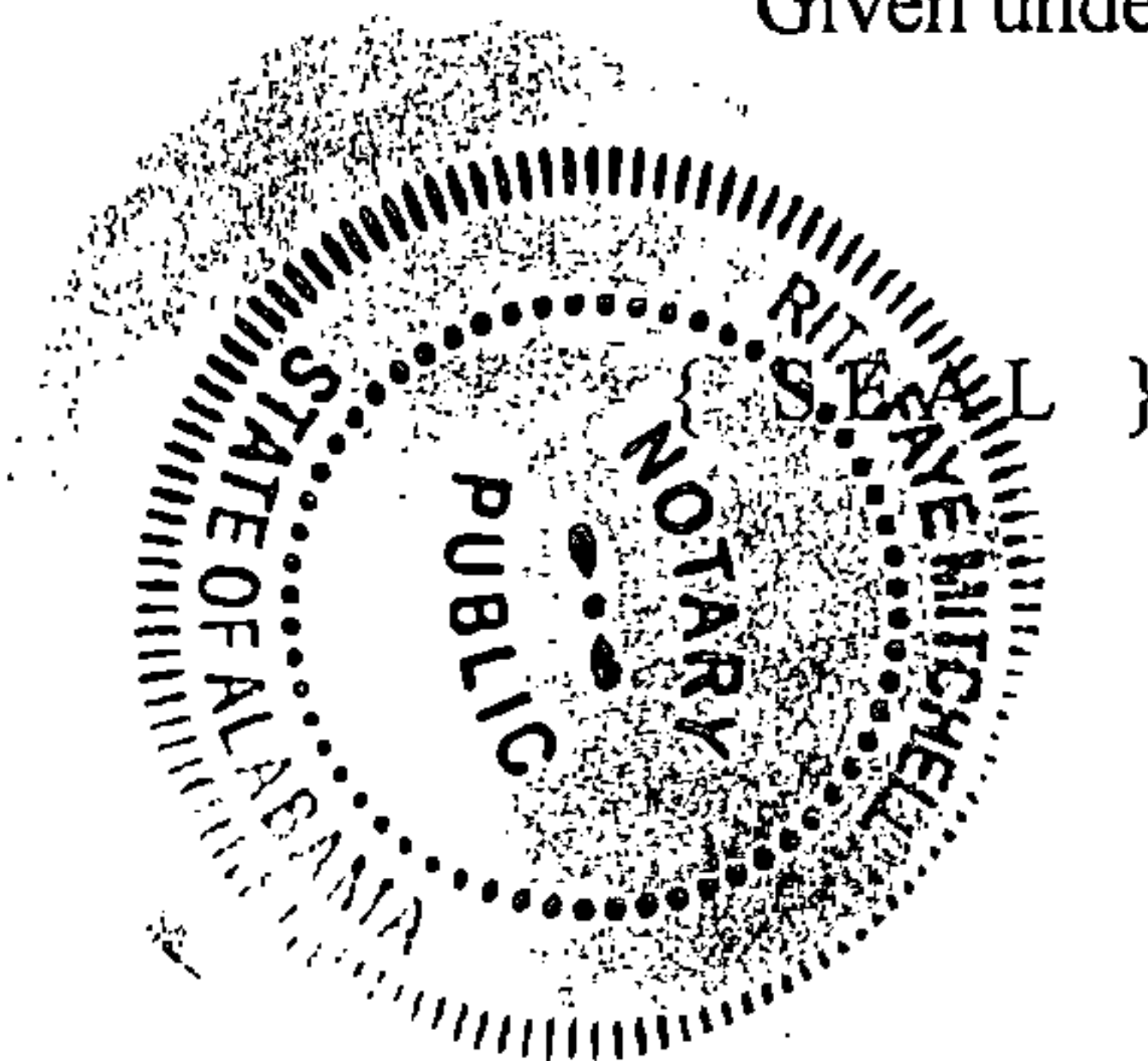
Hal Coons, III, as Trustee of the Gayle McLeod Falls Management Trust u/a/d/ December 5, 2012, as Amended and Restated

Date of Execution: 2-10-2021

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hal Coons, III, whose name as Trustee of the Gayle McLeod Falls Management Trust u/a/d/ December 5, 2012, As Amended and Restated, 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2021.



Rita Daye Mitchell
Notary Public
My Commission Expires: 8-9-2024



20210217000077830 4/6 \$525.00
Shelby Cnty Judge of Probate, AL
02/17/2021 09:34:47 AM FILED/CERT

This instrument prepared by:
Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

DEATH CERTIFICATE OF GAYLE FALLS

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State File Number **101 2019-29676**

1. DECEASED LEGAL NAME Gayle Falls						2. DATE AND TIME OF DEATH Jul 27, 2019 1130	
3. ALIAS NAME (IF ANY) None Given						4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Birmingham, 35242		7. PLACE OF DEATH 1061 Somerset Ln			
8. SEX Female		9. LAST NAME PRIOR TO FIRST MARRIAGE McLeod				10. SERVED IN ARMED FORCES No	
11. AGE UNDER 1 YEAR MONTHS 78 DAYS HRS MINS		12. DATE OF BIRTH Oct 11, 1940		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER	
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE James Falls				17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Birmingham, 35242		20. STREET ADDRESS 1061 Somerset Ln			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Lori Ritter, Daughter, 1061 Somerset Ln, Birmingham, AL 35242							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE George Thomas McLeod				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Marie White			
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Jefferson Memorial Gardens, So		26. LOCATION Hoover, Alabama			
27. DATE OF DISPOSITION Jul 31, 2019		28. FUNERAL DIRECTOR Phil Currie		29. LICENSE NUMBER		30. DATE SIGNED Jul 30, 2019	
31. FUNERAL HOME NAME AND ADDRESS Currie-Jefferson Funeral Home, 2701 John Hawkins Parkway, Hoover, AL 35244						32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Certifying Physician							
34. NAME Tim Eller MD				35. LICENSE NUMBER 18214		36. DATE SIGNED Aug 5, 2019	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 832 Princeton Ave SW, Birmingham, Alabama 35211							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Aug 5, 2019	
CAUSE OF DEATH							
40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH						INTERVAL	
IMMEDIATE CAUSE A. Alzheimers Dementia DUE TO (OR AS A CONSEQUENCE OF):						Unknown	
B. DUE TO (OR AS A CONSEQUENCE OF):							
C. DUE TO (OR AS A CONSEQUENCE OF):							
D. DUE TO (OR AS A CONSEQUENCE OF):							
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH							
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No		45. FINDINGS CONSIDERED No	
46. TOXICOLOGY No		47. FINDINGS CONSIDERED No		48. TOBACCO USE CONTRIBUTED TO DEATH Unknown			
49. HOW INJURY OCCURRED							
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY		54. LOCATION OF INJURY					

ADPH HS 82/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-356-102-0

August 5, 2019

Nicole Henderson Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

20210217000077830 5/6 \$525.00
Shelby Cnty Judge of Probate, AL
02/17/2021 09:34:47 AM FILED/CERT

DEATH CERTIFICATE OF JAMES FALLS

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State Number **101 2020-61123**

1. DECEASED LEGAL NAME James Franklin Falls				2. DATE AND TIME OF DEATH Sep 3, 2020 0624	
3. ALIAS NAME (IF ANY) None Given				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Jefferson		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE McCalla, 35111		7. PLACE OF DEATH Plantation Manor Nursing Home	
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE			11. SERVED IN ARMED FORCES Yes
11. AGE 78	UNDER 1 YEAR MONTHS 78	UNDER 1 DAY DAYS 78	12. DATE OF BIRTH Sep 1, 1942	13. BIRTHPLACE (State or Foreign Country) Alabama	14. SOCIAL SECURITY NUMBER
15. MARITAL STATUS Widowed		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Jefferson		19. CITY, TOWN OR LOCATION AND ZIP CODE McCalla, 35111		20. STREET ADDRESS 6440 Old Tuscaloosa Hwy	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Lori Ritter, Step-Daughter, 1061 Somerset Lane, Birmingham, AL 35242					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Clifford Franklin Falls			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Ruth Crowder		
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Jefferson Memorial Gardens So.		26. LOCATION Hoover, Alabama	
27. DATE OF DISPOSITION Sep 8, 2020		28. FUNERAL DIRECTOR OR OTHER AGENT Phil Currie		29. LICENSE NUMBER	
31. FUNERAL HOME NAME AND ADDRESS Currie-Jefferson Funeral Home, 2701 John Hawkins Parkway, Hoover, AL 35244				30. DATE SIGNED Nov 10, 2020	
32. LICENSE NUMBER				33. DATE FILED Jan 8, 2021	
34. MEDICAL CERTIFICATION: Certifying Physician					
34. NAME Jerry T McLane MD			35. LICENSE NUMBER 8903		36. DATE SIGNED Jan 8, 2021
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 995 9th Ave SW, Bessemer, Alabama 35022					
38. REGISTRAR Nicole Henderson Rushing				39. DATE FILED Jan 8, 2021	
CAUSE OF DEATH					
40. PART I: DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL
IMMEDIATE CAUSE	A. Aspiration Pneumonia				2d
	DUE TO (OR AS A CONSEQUENCE OF):				
	B. COPD				Unknown
	DUE TO (OR AS A CONSEQUENCE OF):				
UNDERLYING CAUSE	C. 				
	DUE TO (OR AS A CONSEQUENCE OF):				
41. PART II: OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH Alzheimers Dementia, Coronary Artery Heart Disease, Hypertension					
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED No
46. TOXICOLOGY No		47. FINDINGS CONSIDERED No		48. TOXICOLOGY CONTRIBUTED TO DEATH Unknown	
49. HOW INJURY OCCURRED					
50. DATE AND TIME OF INJURY		51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY		54. LOCATION OF INJURY			

ADPH HS EDREV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-109-189-1

January 11, 2021

Nicole Henderson Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

Shelby County, AL 02/17/2021
State of Alabama
Deed Tax: \$488.00

20210217000077830 6/6 \$525.00
Shelby Cnty Judge of Probate, AL
02/17/2021 09:34:47 AM FILED/CERT