

Send Tax Notice to:

Ralph H. Yeilding
51 Norman Drive
Birmingham, AL 35213

TITLE NOT EXAMINED

This instrument prepared by:

Ralph H. Yeilding
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203-2119

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

Harriet H. Yeilding; a/k/a Harriet Howard Yeilding (hereinafter the "Decedent"), died on January 10, 2021, and the will of the Decedent dated April 9, 2008, and a codicil thereto dated March 19, 2013 (hereinafter referred to as the "Will"), was admitted to probate by the Probate Court of Jefferson County, Alabama on January 12, 2021 (Case No. 21BHM00086). On January 12, 2021, Letters Testamentary were issued by the Probate Court of Jefferson County, Alabama, appointing the undersigned, Ralph H. Yeilding, as the personal representative of the Decedent's estate (the "Estate"). As of the date of this deed, the undersigned is the duly appointed and acting personal representative (the "Personal Representative") of the Decedent's Estate.

Under Article 4 of the Will, if the Decedent was survived by any lineal descendants, the Decedent's residuary estate became subject to Article 5 of the Will, effective at the Decedent's death. Under Article 5 of the Will, the Decedent gave her residuary estate to her lineal descendants living at her death, per stirpes, provided that a share created for a child of the Decedent is to be given to the trustee of a trust (the "GST Trust") to be created for each such child. The Decedent was a widow at the time of her death, and she was survived by her three children, Ralph H. Yeilding, Newman M. Yeilding III, and Catherine Yeilding Olson. Pursuant to Article 7 of the Decedent's Will, Ralph H. Yeilding is appointed as the Trustee of the GST Trust to be created for his benefit; Newman M. Yeilding III is appointed as the Trustee of the GST Trust to be created for his benefit; and Catherine Yeilding Olson is appointed as the Trustee of the GST Trust to be created for her benefit. Accordingly, pursuant to Article 5, the Decedent gave her residuary estate in equal shares to Ralph H. Yeilding, Newman M. Yeilding III, and

Catherine Yeilding Olson, in their respective capacities as the Trustee of the GST Trust created for his or her respective benefit.

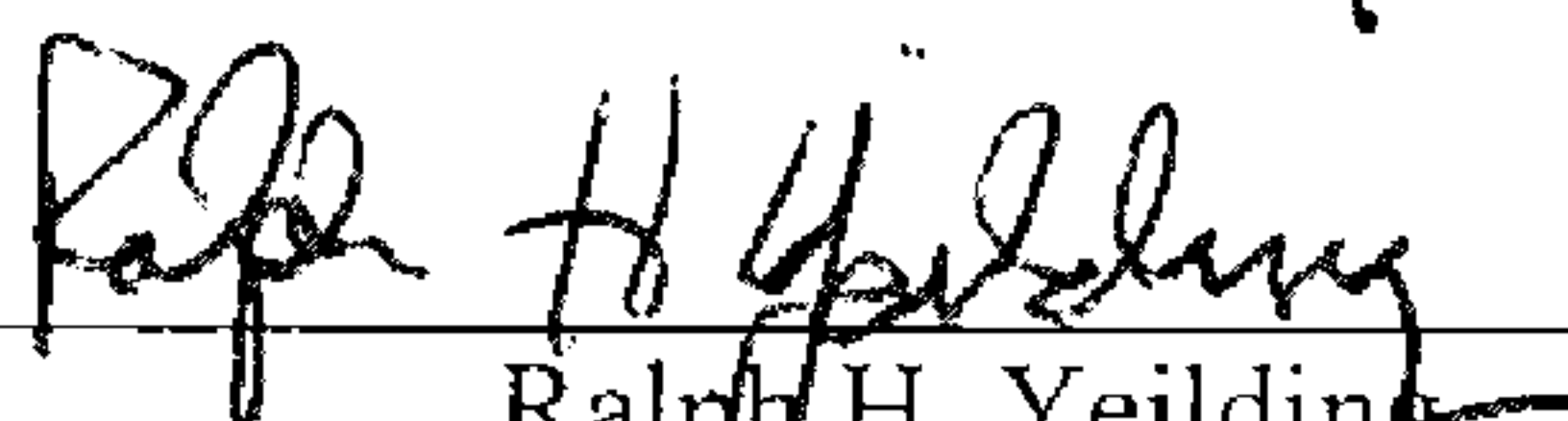
At the time of her death, the Decedent owned certain real property located in Shelby County, Alabama which constitutes part of the Decedent's residuary estate under her Will. Such real property consists of (i) a 100% fee simple interest in 10 acres that contains a residence and surrounding real property, and (ii) a one-half (1/2) undivided interest in 220 acres that contains a lake and surrounding real property. Accordingly, a one-third (1/3) undivided interest in the 10 acre parcel and a one-sixth (1/6th) interest in the 220 acre parcel passed, effective at the Decedent's death, to each of Ralph H. Yeilding, Newman M. Yeilding III, and Catherine Yeilding Olson, in their respective capacities as the Trustee of his or her GST Trust pursuant to Article 5 of the Decedent's Will. The Personal Representative is executing this Deed for the purpose of confirming and perfecting the transfer of title in the real property as described above.

NOW THEREFORE, in consideration of the premises, and pursuant to the terms of the Decedent's Will, the undersigned, Ralph H. Yeilding, in his capacity as the Personal Representative of the Decedent's Estate, does hereby grant, bargain, sell and convey unto each of Ralph H. Yeilding, as the Trustee of Ralph's GST Trust, Newman M. Yeilding III, as the Trustee of Newman's GST Trust, and Catherine Yeilding Olson, as the Trustee of Catherine's GST Trust (collectively, the "Grantees"), as tenants-in-common, the Decedent's interest in that certain real property situated in Shelby County, Alabama that is described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto each of the Grantees, their respective heirs, assigns and legal representatives in fee simple forever.

It is the intention of the undersigned to convey to the Grantees all real property situated in Shelby County, Alabama and titled in the name of the Decedent or the Decedent's Estate, whether accurately described above or not. The undersigned executes this deed solely in his capacity as the Personal Representative of the Decedent's Estate, and nothing herein contained shall be construed to impose liability on him in his individual capacity.

IN WITNESS WHEREOF, the undersigned has executed this instrument as the Personal Representative of the Estate of Harriet H. Yeilding, deceased, this 19th day of February, 2021.



 Ralph H. Yeilding,
 as the Personal Representative of the Estate of
 Harriet H. Yeilding, deceased

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ralph H. Yeilding, whose name as the Personal Representative of the Estate of Harriet H. Yeilding, a/k/a Harriet Howard Yeilding, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing deed, he, in such capacity, executed the same voluntarily on this date.

Given under my hand and official seal on this the 19th day of February, 2021.

Shirley Brice Elliott
Notary Public

My Commission expires: 6-14-2021

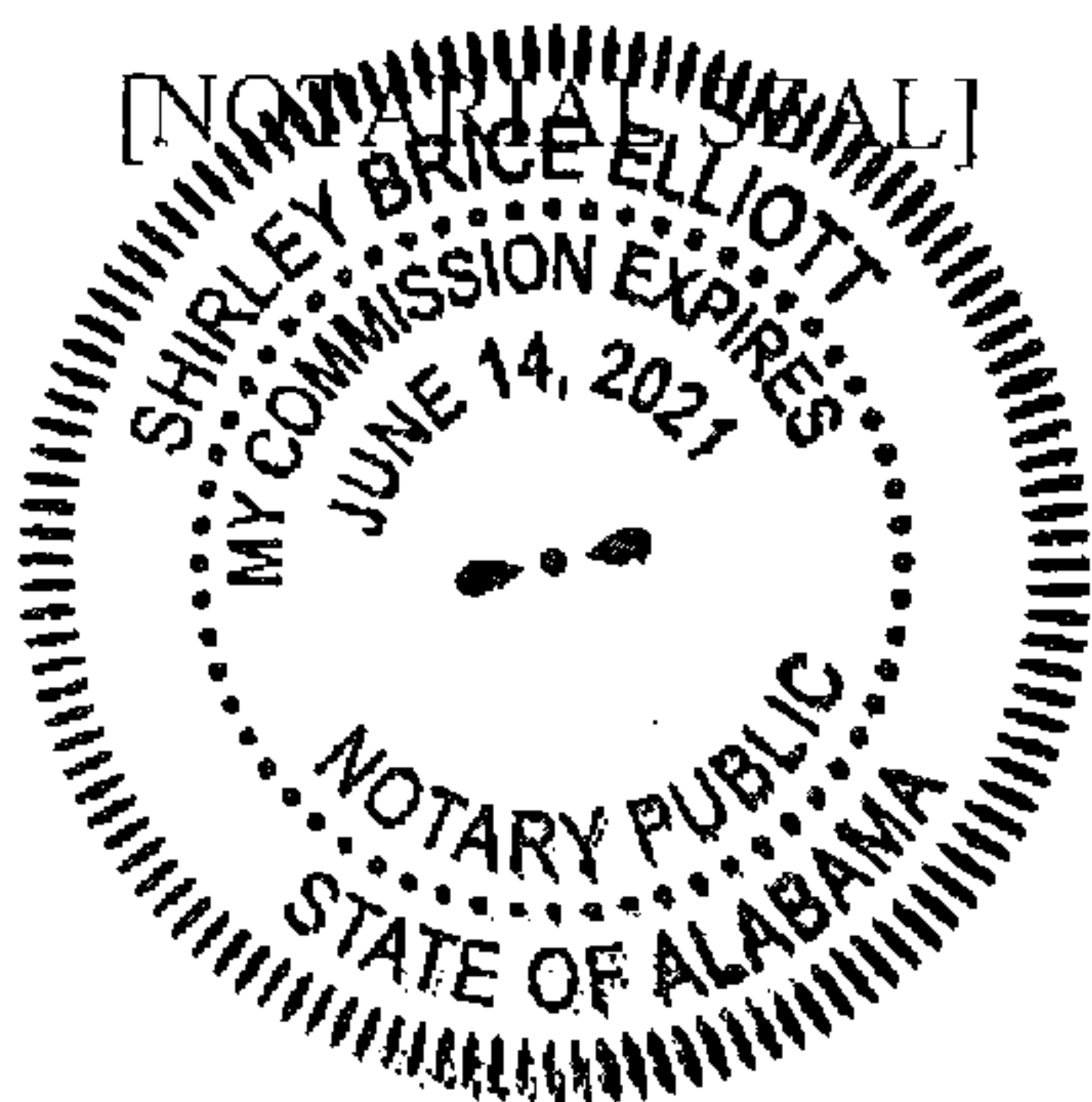


EXHIBIT A

(i) The Decedent's one hundred percent (100%) fee simple interest in the following described real property in Shelby County, Alabama:

NW 1/4 of SE 1/4 of SW 1/4 of Section 16,
Township 18 South, Range 1 East.

(ii) The Decedent's one-half (1/2) undivided interest in the following described real property situated in Shelby County, Alabama:

N 1/2 of NW1/4 of Section 21, Township 18 South,
Range 1 East; and

SW 1/4 of Section 16, Township 18 South, Range 1
East, less and except the NW 1/4 of SE 1/4 of SW
1/4 of said Section 16.

Subject to current taxes, covenants, easements and restrictions of record, and any mineral rights not owned by the Grantor.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Harriet H. Yeilding, deceased	Grantee's Name	1/3 Ralph H. Yeilding, Trustee, Ralph Yeilding GST Trust; 1/3 Newman M. Yeilding III, Trustee, Newman Yeilding III GST Trust; and 1/3 Catherine Yeilding Olson, Trustee, Catherine Yeilding Olson GST Trust
Mailing Address	Ralph H. Yeilding, Personal Representative 51 Norman Drive Birmingham, AL 35213	Mailing Address	51 Norman Drive, Birmingham, AL 35213
Property Address	Parcel in Shelby County, (i) on PR Deed: ID: 04 5 16 0 000 007.001	Date of Sale	February 19, 2021
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 225,000 (total value); \$75,000 to each 1/3 owner listed above

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Shelby County Property Tax record

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 February 25, 2021

Print Shirley Elliott, Bradley Arant Boult Cummings LLP

x Unattested

Sign





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2021 01:52:21 PM
\$43.00 CHERRY
20210413000184560

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Harriet H. Yeilding, deceased	Grantee's Name	1/6 Ralph H. Yeilding, Trustee, Ralph Yeilding GST Trust; 1/6 Newman M. Yeilding III
Mailing Address	Ralph H. Yeilding, Personal Representative 51 Norman Drive Birmingham, AL 35213	Mailing Address	Trustee, Newman Yeilding III GST Trust; and 1/6 Catherine Y. Olson, Trustee, Catherine Yeilding Olson GST Trust 51 Norman Drive, Birmingham, AL 35213
Property Address	Parcels in Shelby County, (ii) on PR Deed: ID: 04 5 16 0 000 007.000 ID: 04 5 21 0 000 004.000	Date of Sale	February 19, 2021
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 1,103,810 (total value); \$183,968 to each 1/6 owner listed above

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
 ☐ Appraisal
☐ Sales Contract
 ☒ Other
 ☐ Closing Statement
 ☐ Shelby County Property Tax record

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 February 25, 2021

Print Shirley Elliott, Bradley Arant Boult Cummings LLP

☒ Unattested

Sign

Shirley Elliott