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Shelby Cnty Judge of Probate, AL
07/12/2021 03:19:53 PM FILED/CERT

This instrument prepared by:
Kirby Sevier, Esq.
Maynard Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

WHEREAS, pursuant to the terms governing the administration of Marital Trust #2 under Item Nine of the Will of J. Thomas Holton, deceased, as filed in the Probate Court of Jefferson County, Alabama, in Case No. 17BHM00762, the Trustees of said Marital Trust #2 are expressly authorized to distribute to the current beneficiary, namely, Annie Lou Holton, such "amounts of principal as the Corporate Trustee, in its discretion, may deem necessary or desirable to facilitate the beneficiary's estate planning objectives"; and

WHEREAS, Regions Bank, as the Corporate Trustee of Marital Trust #2 under the Will of J. Thomas Holton, deceased, has determined that it is highly desirable for the Trustees to distribute the real property described on Exhibit A hereto from the principal of said Marital Trust #2 to the current beneficiary, namely, Annie Lou Holton, to facilitate the beneficiary's estate planning objectives;

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of TEN DOLLARS and no/100 (\$10.00), the receipt and sufficiency of which are hereby acknowledged, **ANNIE LOU HOLTON and REGIONS BANK, as Trustees of Marital Trust #2 under the Will of J. Thomas Holton, deceased** (hereinafter "Grantors"), do hereby grant, bargain, sell, and convey unto **ANNIE LOU HOLTON** (hereinafter "Grantee"), the real property located in Shelby County, Alabama, which is described on Exhibit A, attached hereto and made a part hereof (the "Property").

This conveyance is made subject to the following:

1. Taxes and assessments which are due or owing and creating a lien against the Property.
2. All other easements, covenants, restrictions, exceptions and matters of record affecting the Property, including but not limited to:
 - (a) that certain Easement Agreement dated June 12, 2001, by and between M.M. Argo, Jr. and Dorothy W. Argo and J. Thomas Holton recorded as Instrument # 2001-24331 in the Probate Office of Shelby County, Alabama;
 - (b) easement(s) to Green Valley Road as shown by instrument recorded in Deed Book 200 page 269 in the Probate Office of Shelby County, Alabama; and
 - (c) Rights and easements as set out in Deed Book 179, page 504 in the Probate Office of Shelby County, Alabama.

This Deed was prepared with information supplied by Grantors without the benefit of a title search being performed on the subject Property; therefore preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD the Property unto the Grantee, her heirs and assigns, forever.

Grantors execute this instrument solely in the representative capacity indicated above and expressly limits their responsibility or liability hereunder to the property now or hereafter held by them in such capacity.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Address:	Grantee's Name and Mailing Address:
Annie Lou Holton and Regions Bank, as Trustees of Marital Trust #2 under Will of J. Thomas Holton, deceased	Annie Lou Holton
c/o Amy S. Howard P.O. Box 11426 Birmingham, Alabama 35202	512 Olde English Lane Birmingham, Alabama 35223
Property Address:	1120 Arabian Road, Columbiana, AL 35051
Date of Conveyance:	Same as this deed is executed
Total Value:	\$250,000.00 <i>per Will</i>
The Value can be verified by:	☐ Closing Statement ☐ Sales Contract ☒ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 25th day of June, 2021.

REGIONS BANK, as a Trustee of Marital Trust #2
under the Will of J. Thomas Holton, deceased

By: Amy S. Howard
Its: Senior Vice President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

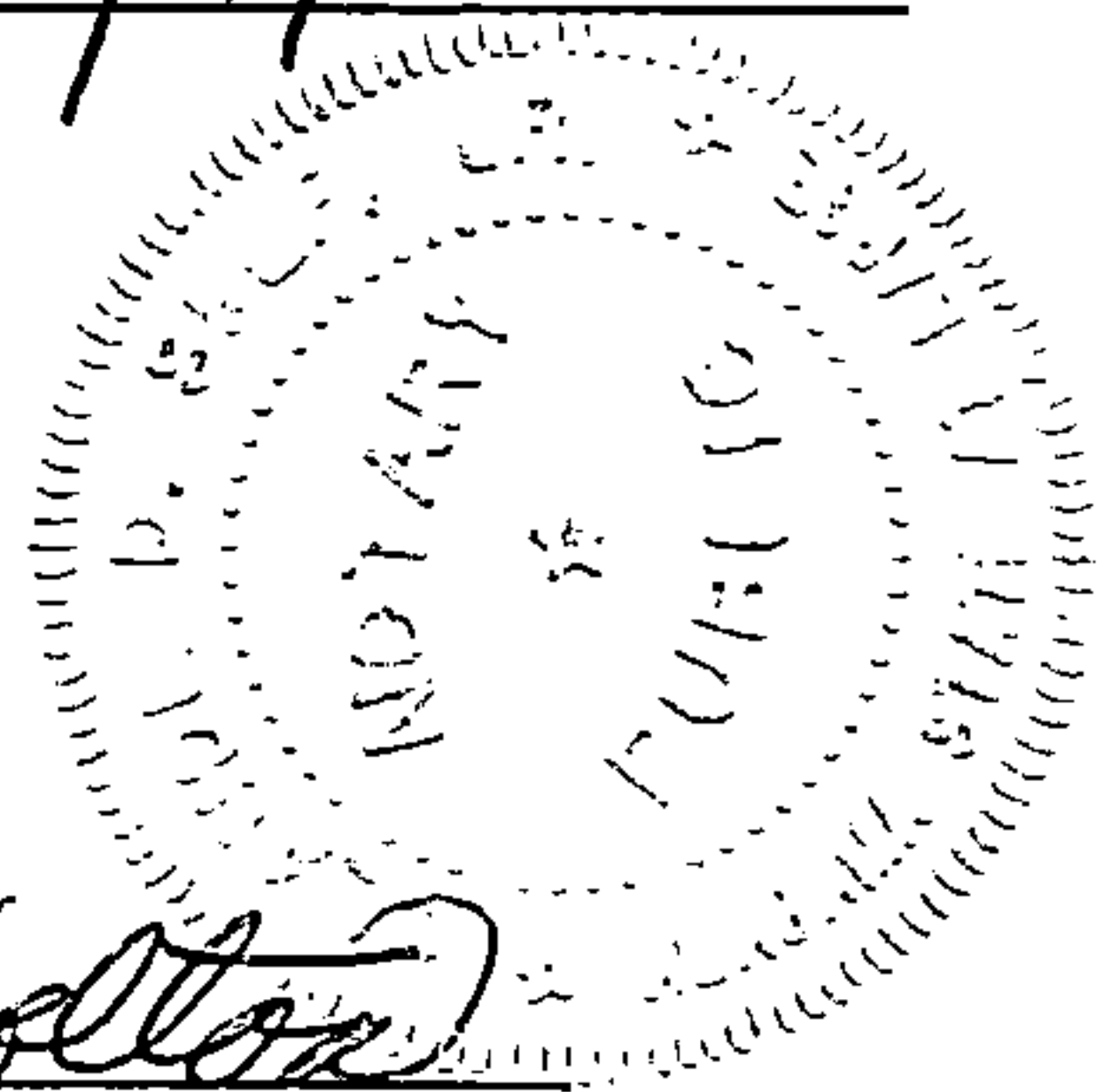
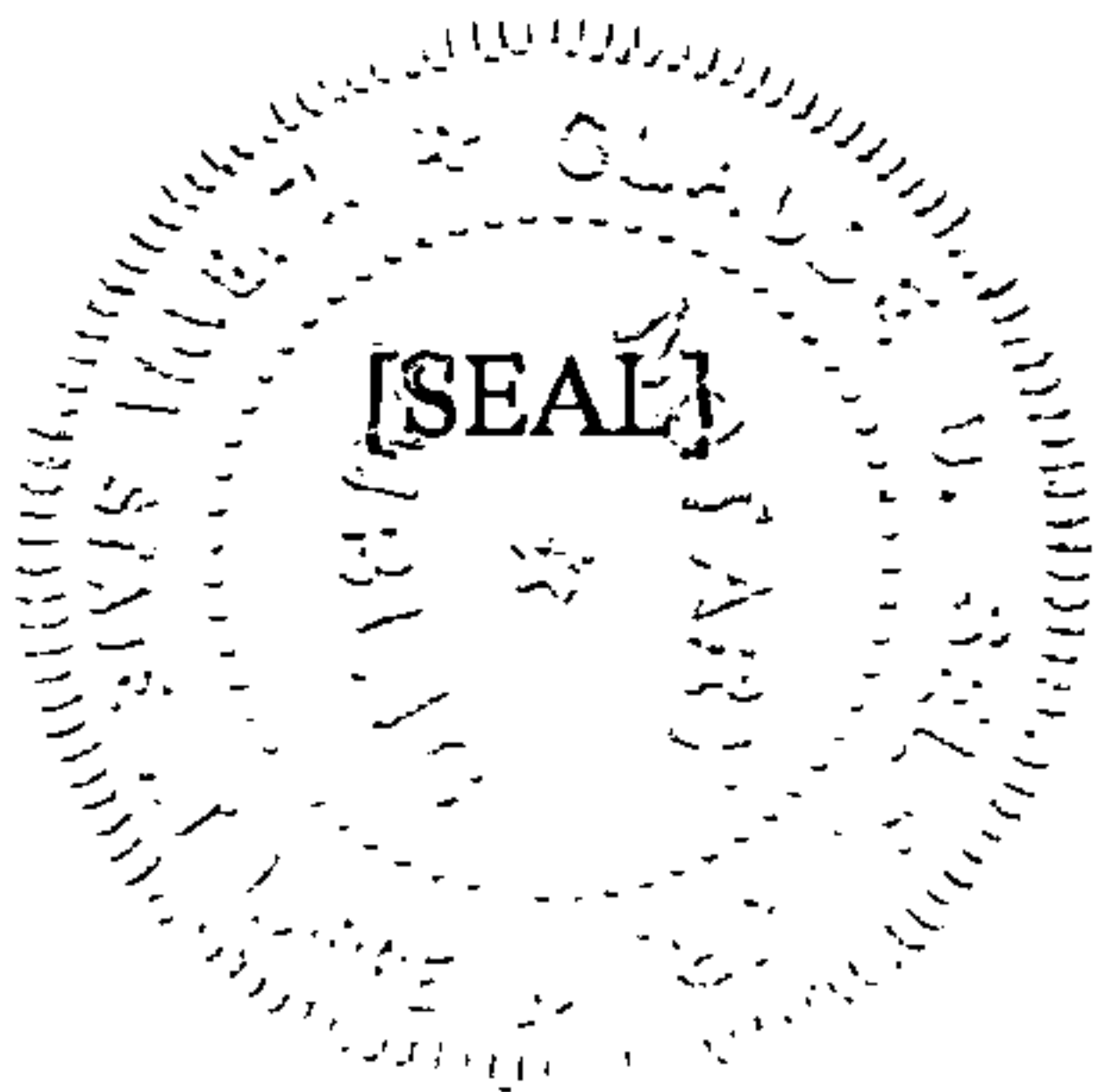
I, the undersigned Notary Public, in and for said County and State, hereby certify that Amy Staats Howard whose name as SVP of Regions Bank, as a Trustee of Marital Trust #2 under the Will of J. Thomas Holton, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Trustee.

Given under my hand and notarial seal this the 25 day of JUNE, 2021.

Claude D. Seely Jr.
NOTARY PUBLIC

My commission expires:

9/11/2023



Annie Lou Holton
ANNIE LOU HOLTON, as a Trustee of
Marital Trust #2 under the Will of J.
Thomas Holton, deceased

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Annie Lou Holton whose name as Trustee of Marital Trust #2 under the Will of J. Thomas Holton, deceased, 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 as such Trustee.

Given under my hand and notarial seal this the 25 day of JUNE, 2021.

Claude D. Seely Jr.
NOTARY PUBLIC

My commission expires: 9/11/2023



EXHIBIT A

[Description of Property]

A part of the SE ¼ of the NW ¼ of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the northwest quarter of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 87° 40' 31" West along the north line of said quarter-quarter section a distance of 1,322.60' to a found concrete monument corner representing the northwest corner of same said quarter-quarter; Thence run South 00° 31' 07" East along the west line of said quarter-quarter a distance of 463.72' to a set capped rebar corner; Thence run North 88° 04' 21" East a distance of 578.85' to a property corner in Bounds Lake; Thence run South 00° 31' 12" East within Bounds Lake a distance of 423.48' to a property corner within Bounds Lake; Thence run North 89° 31' 07" East a distance of 531.13' to a property corner within Bounds Lake; Thence run South 88° 43' 15" East a distance of 213.67' to a set capped rebar corner on the east line of said southeast quarter of the northwest quarter; Thence run North 00° 41' 15" West along said east line of said quarter-quarter a distance of 814.42' to the point of beginning.

