



20220324000120450 1/4 \$233.00
 Shelby Cnty Judge of Probate, AL
 03/24/2022 11:44:02 AM FILED/CERT

**Pursuant to Will - Shelby County Probate
 Case No. PR-2021-000233**

This Instrument was prepared without
 examination of title by:

Send Tax Notice To:

Nancy W. Ball
 Bradley Arant Boult Cummings LLP
 1819 Fifth Avenue, North
 Birmingham, Alabama 35203
 (205) 521-8076

Janet Dean
 1 Country Hills Road
 Montevallo, AL 35115

TRUSTEE'S DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

WHEREAS, Benny Wayne Dean (the "Decedent") died testate at Montevallo, Alabama, on or about the 14th day of February, 2021, and at the time of his death was an inhabitant of Shelby County, Alabama. The Last Will and Testament of Benny Wayne Dean, deceased (the "Will"), was duly probated and admitted to record in the Probate Court of Shelby County, Alabama, in Case Number PR-2021-000233. Letters Testamentary were issued to **MARTHA RENEE STEWART**, as the Personal Representative of the Estate of Benny Wayne Dean, deceased (the "Personal Representative"), on March 29, 2021.

WHEREAS, prior to his death, the Decedent transferred all of his interest in certain real property situated in Shelby County, Alabama, and more particularly described hereinbelow (the "Property"), to the Trustee of the Benny Wayne Dean Revocable Life Insurance Trust, dated January 24, 1997 (the "Trust").

WHEREAS, the Trust was amended and restated pursuant to that instrument titled, Amendment and Restatement of Benny Wayne Dean Revocable Life Insurance Trust, dated August 5, 2019 ("Amendment and Restatement Instrument") which provides that upon the death of the Decedent, the Decedent's spouse, **JANET DEAN**, has the option purchase the Property pursuant to the terms and provisions therein, which primarily provide that the purchase price of the Property shall be \$200,000.00.

WHEREAS, the Amendment and Restatement Instrument designates Janet Dean and Martha Renee Stewart as Trustees of all trusts thereunder. Pursuant to the Resignation of Trustee of the Benny Wayne Dean Revocable Life Insurance Trust, dated March 10, 2021, Janet Dean has resigned as a Trustee of all trusts created under the Amendment and Restatement Instrument. Martha Renee Stewart now serves as the sole Trustee of all trusts created under the Amendment and Restatement Instrument.



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WHEREAS, the Decedent's spouse, **JANET DEAN**, has provided notice to the Trustee of her desire to purchase the Property pursuant to the terms and provisions of the Amendment and Restatement Instrument.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **MARTHA RENEE STEWART**, in her capacity as the Personal Representative of the Estate of Benny Wayne Dean, deceased, the Trustee of the Benny Wayne Dean Revocable Life Insurance Trust and the trusts created thereunder for the benefit of James Ellis Dean, Martha Renee Stewart and Jeffrey Glenn Dean (collectively, the "GRANTOR"), the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and ASSIGN**, forever, unto **JANET DEAN** (the "GRANTEE"), all of the GRANTOR'S right, title and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Country Hills Subdivision, Phase One, as recorded in Map Book 11, Page 41, in the Probate Office of Shelby County, Alabama.

And together with all and singular the improvements thereon, fixtures, rights, easements, restrictions, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is expressly subject to any easements, restrictions or reservations of record, to any mineral rights outstanding and to any outstanding ad valorem taxes.

This instrument is intended to convey to the GRANTEE the entire interests of the Decedent, the Estate of Benny Wayne Dean, deceased, the Trustee of the Benny Wayne Dean Revocable Life Insurance Trust and the trusts created thereunder for the benefit of James Ellis Dean, Martha Renee Stewart and Jeffrey Glenn Dean, in and to the Property, to the GRANTEE.

Martha Renee Stewart, in her capacity as the Personal Representative of the Estate of Benny Wayne Dean, deceased, and in her capacity as the Trustee of the trusts created under the Benny Wayne Dean Revocable Life Insurance Trust for the benefit of James Ellis Dean, Martha Renee Stewart and Jeffrey Glenn Dean, has joined in this conveyance to acknowledge (i) that she consents to and shall be forever bound by the conveyance herein made by the GRANTOR to the GRANTEE, and (ii) that any interest she, in such capacities, may have in the Property as a result of the Decedent's death shall, as a result of this conveyance, be owned by the GRANTEE.

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 Property conveyed that were created by the undersigned and not specifically excepted herein.

TO HAVE AND TO HOLD the Property unto the GRANTEE in fee simple forever.



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IN WITNESS WHEREOF, the GRANTOR has caused the due execution of this conveyance as of this the 21 day of March, 2022.

Martha Renee Stewart

MARTHA RENEE STEWART, in her capacity as the Personal Representative of the Estate of Benny Wayne Dean, deceased, the Trustee of the Benny Wayne Dean Revocable Life Insurance Trust and the trusts created thereunder for the benefit of James Ellis Dean, Martha Renee Stewart and Jeffrey Glenn Dean

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **MARTHA RENEE STEWART**, in her capacity as the Personal Representative of the Estate of Benny Wayne Dean, deceased, the Trustee of the Benny Wayne Dean Revocable Life Insurance Trust and the trusts created thereunder for the benefit of James Ellis Dean, Martha Renee Stewart and Jeffrey Glenn Dean, whose name 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 said instrument, she, in such capacities and with full authority, executed the same voluntarily as aforesaid as of the day the same bears date.

Subscribed and sworn to before me this 21st day of March, 2022.

[Signature]

Notary Public

My Commission Expires: August 31, 2023

[SEAL]



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Real Estate Sales Validation Form

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

Grantor's Name Martha Renee Stewart, Trustee
Mailing Address 426 Pineview Lane
Brandon, MS 39042

Grantee's Name Janet Dean
Mailing Address 1 Country Hills Road
Montevallo, AL 35115

Property Address 1 Country Hills Road
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ 200,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 3/21/2022

Print Martha Renee Stewart, Trustee

Sign Martha Renee Stewart

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1