

20231208000354180 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/08/2023 11:27:33 AM FILED/CERT

Send tax notice to:
Dana M. Barber
400 Brandy Lane
Harpersville, AL 35078

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

TRUSTEES' DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James H. Foster and Geraldine A. Foster, husband and wife, acquired title to the hereinafter described property, as joint tenants with right of survivorship on April 27, 1997 and pursuant to that certain corrective deed dated March 6, 2002, recorded at Instrument #2002-06020, subsequently acquired title to the property as tenants in common; and

WHEREAS, James H. Foster predeceased Geraldine A. Foster, having died on or about December 23, 2001, and his Last Will and Testament (the "Will") was admitted to record in the Probate Court of Shelby County, Alabama, Case No. 43-183 and said Court issued Letters Testamentary to the Personal Representative on March 21, 2002; and

WHEREAS, pursuant to the terms of the Will, an undivided 50% interest in and to the hereinafter described property (the "Property") was conveyed to Geraldine A. Foster as Trustee of the Testamentary Trust created under the Will (the "Trust"); and

WHEREAS, Geraldine A. Foster ("Geraldine") died on November 22, 2022; and

WHEREAS, upon Geraldine's death, Dana Michelle Barber and Nancy Lynn Beggs are named as successor Trustees of said Trust as shown on the Certification of Trust recorded as Instrument No. 20231108000328340; and

Geraldine A. Foster
(d.f.)

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WHEREAS, pursuant to ITEM V.C. and ITEM V.D. of the Trust, upon Geraldine's death the Trust terminated and all assets, including said Property, is to be distributed to Dana Michelle Barber and Nancy Lynn Beggs, in equal shares.

NOW THEREFORE, in consideration of the above recitals and the terms of the Testamentary Trust created under the Last Will and Testament of James H. Foster, deceased, the undersigned Dana Michelle Barber and Nancy Lynn Beggs, in their capacity as Trustees of said Trust, with the general authority to execute conveyances conferred upon the Trustees, do grant, bargain, sell and convey unto Dana Michelle Barber, a married woman, and Nancy Lynn Beggs, a married woman, in their individual capacities, as tenants in common (hereinafter referred to as "Grantees"), an undivided 25% interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SE1/4 of SE1/4 of Section 21, Township 19, Range 2 East, Shelby County, Alabama, containing 40 acres more or less, as recorded in Book 284, Page 702.

SOURCE OF TITLE: Instrument No. 20030716000450120

Upon the recording of this deed and the Personal Representatives' Deed conveying the same real property and being recorded simultaneously herewith, fee simple title will immediately hereafter be held as follows: Dana Michelle Barber as to an undivided 50% interest and Nancy Lynn Beggs as to an undivided 50% interest.

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, the above granted property together with the tenements, hereditaments, and appurtenances thereto belonging in any way whatsoever unto said Grantees, their heirs and assigns forever.

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The Grantors and Grantees, Dana Michelle Barber and Nancy Lynn Beggs, are the same persons.

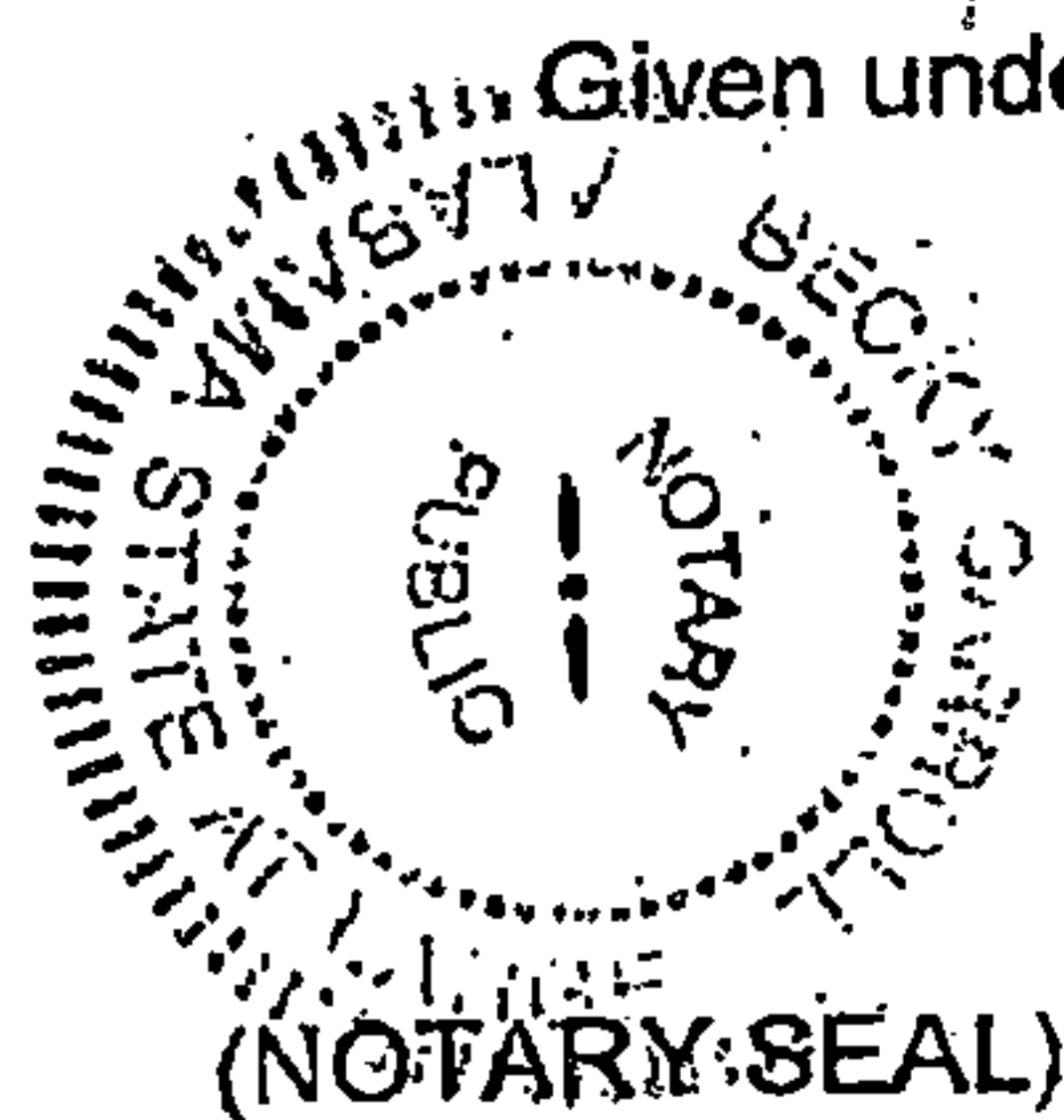
This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on
11-20-23

Dana Michelle Barber

Dana Michelle Barber, Trustee of the
Testamentary Trust created under the Last Will
and Testament of James H. Foster, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Dana Michelle Barber, whose name as Trustee of the Testamentary Trust created under the Last Will and Testament of James H. Foster, deceased, 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 the conveyance, she, in her capacity as Trustee and with full authority, executed the same voluntarily on the day the same bears date.



Given under my hand on

11/20/2023

Becky Carroll
Notary Public

Becky Carroll
Printed Name

My Commission Expires: 1-10-2026

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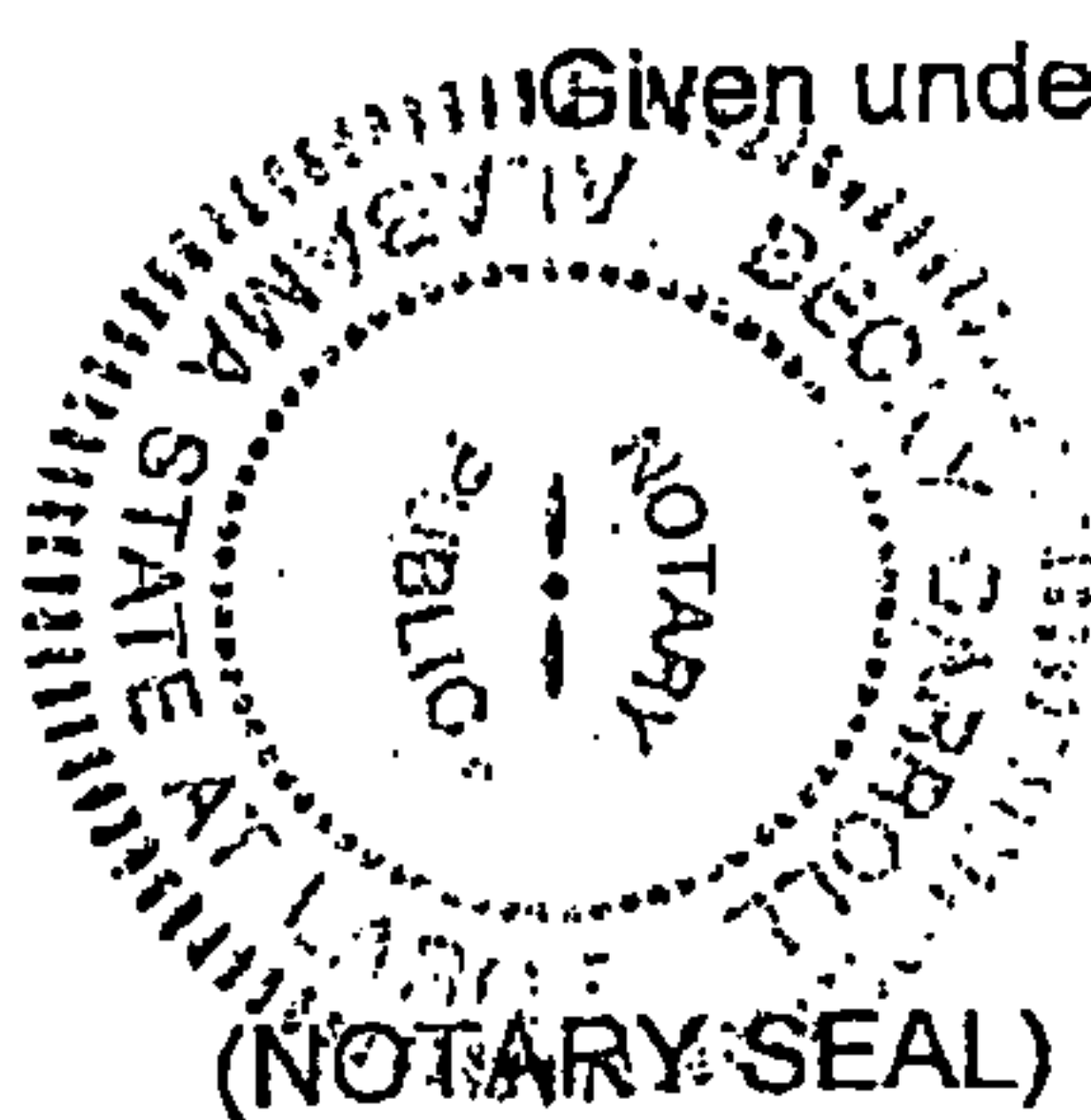


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Nancy Lynn Beggs

Nancy Lynn Beggs, as Trustee of the
Testamentary Trust created under the Last Will
and Testament of James H. Foster, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that Nancy Lynn Beggs, whose name as Trustee of the Testamentary
Trust created under the Last Will and Testament of James H. Foster, deceased, 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 the conveyance, she, in her capacity as Trustee,
executed the same voluntarily on the day the same bears date.



Given under my hand on

11/20/2023

Becky Carroll

Notary Public

Becky Carroll

Printed Name

My Commission Expires:

1-10-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 11:27:33 AM
\$35.00 KIMBERLY
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Alvin S. Byrd
20231208000354180 12/08/2023

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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 Dana Michelle Barber and
Mailing Address Nancy Lynn Beggs, Trustees
400 Brandy Lane
Harpersville, AL 35078

Grantee's Name Dana Michelle Barber and
Mailing Address Nancy Lynn Beggs TIC
400 Brandy Lane
Harpersville, AL 35078

Property Address 40 acres
Pcl ID 07-5-21-4-000-008.000

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 45,725.00 = 1/4 interest

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 11/20/23

Print Dana Michelle Barber, Co-Trustee

☒ Unattested

Sign

Dana Michelle Barber

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1