

**MAIL TAX BILL TO:**

Scholl Family Trust  
7060 Mill Road  
Rockford, Illinois 61108

**RETURN RECORDED DEED TO:**

Agnew Law Office, P.C.  
129 South Phelps Avenue  
Suite 801  
Rockford, Illinois 61108



20240415000109350 1/8 \$282.00  
Shelby Cnty Judge of Probate, AL  
04/15/2024 02:50:51 PM FILED/CERT

**PREPARED BY:**

Agnew Law Office, P.C.  
129 South Phelps Avenue  
Suite 801  
Rockford, Illinois 61108  
(815) 399-3522

**DEED IN TRUST**

GRANTORS: Michael J. Scholl & Carol J. Scholl

GRANTEE: Scholl Family Trust


COMMON ADDRESS: 3920 Smokey Road  
Alabaster, Alabama

PINS: 22 9 31 2 001 002.000; 22 9 31 2 001 002.020;  
22 9 31 2 001 002.019

Shelby County, AL 04/15/2024  
State of Alabama  
Deed Tax: \$238.00

THE GRANTORS,

**MICHAEL J. SCHOLL**  
and  
**CAROL J. SCHOLL,**

  
20240415000109350 2/8 \$282.00  
Shelby Cnty Judge of Probate, AL  
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a married couple of the County of Winnebago and State of Illinois,

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEY AND QUIT CLAIM** unto

THE GRANTEE,

**Michael J. Scholl and Carol J. Scholl**, as Co-Trustees of the  
**SCHOLL FAMILY TRUST** dated July 17, 2023,

(and in case of the death, removal, absence of said Co-Trustees or their resignation, inability or refusal to act, then unto the then acting successor in trust, with like powers, duties and authorities as are hereby vested in said Co-Trustees), whose address is 7060 Mill Road, Rockford, Illinois,

ALL INTEREST in the following described real estate, commonly known as:

3920 Smokey Road  
Alabaster, Alabama

and legally described as:

***Parcel 1:***

A part of the NW 1/4-NW 1/4 and the NE 1/4-NW 1/4, Section 31, Township 21 South, Range 2 West, situated in Shelby county, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 89 degrees 53' 47" West along the South line of said 1/4-1/4 a distance of 659.87 feet to the Point of Beginning of the property, Parcel No. 3, being described; Thence continue along last described course a distance of 840.41 feet to a point; Thence run North 1 degree 58' 52" West a distance of 794.10 feet to a point on the South





right of way line of Shelby County Highway No. 12 in a curve to the left having a central angle of 8 degrees 13' 32" and a radius of 1,480.0 feet; Thence run Northeasterly along the arc of said right of way line curve an arc distance of 212.48 feet to the P.T.; Thence run North 67 degrees 06' 41" East a distance of 249.62 feet to the P.C. of a highway curve to the right having a central angle of 8 degrees 25' 44" and a radius of 2,864.87 feet; Thence continue along the arc of said right of way line an arc distance of 421.46 feet to a point; Thence run South 1 degree 59' 52" East a distance of 1096.02 feet to the Point of Beginning.

**LESS & EXCEPT:**

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, and run Westerly along the South line of said 1/4-1/4 a distance of 659.87 feet to the Point of Beginning; Thence continue along last described course a distance of 540.00 feet to a point; Thence turn 87 degrees 53' 55" right and run Northerly a distance of 340.0 feet to a point; Thence turn 92 degrees 06' 05" right and run Easterly a distance of 540.00 feet to a point; Thence turn 87 degrees 53' 55" right and run Southerly a distance of 340.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**LESS & EXCEPT:**

A part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 31. Thence run North 89 degrees 53' 47" West along the South line of said 1/4-1/4 section for a distance of 659.83 feet; Thence run North 1 degree 59' 52" West for a distance of 340.00 feet to the Point of Beginning; Thence continue along last described course for a distance of 756.06 feet to the South right of way of Shelby County Highway 12; said point being in a curve to the left, said curve having a radius of 2864.87 feet, a chord bearing of South 72 degrees 01' 47" West a chord distance of 352.89 feet and a central angle of 7 degrees 03' 44"; Thence run along the arc of said curve an arc distance of 353.12 feet; Thence run South 1 degree 57' 35" East for a distance of 329.03 feet; Thence run South 88 degrees 02' 25" West for a distance of 200.27 feet; Thence run South 01 degree 57' 35" East for a distance of 309.87



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feet; Thence run South 89 degrees 51' 21" East for distance of 540.34 feet to the Point of Beginning.

### **LESS & EXCEPT**

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West and run Westerly along the South line of said 1/4-1/4 a distance of 1,199.87 feet to the Point of Beginning; Thence continue along last described course a distance of 300.41 feet to a point; Thence turn 87 degrees 55' 55" right and run Northerly a distance of 340.00 feet to a point; thence turn 92 degrees 04' 57" right and run Easterly a distance of 330.30 feet to a point; Thence turn 87 degrees 53' 55" right and run Southerly a distance of 340.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**PIN: 22 9 31 2 001 002.000**

#### ***Parcel 2:***

Commencing at the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 88 degrees, 08 minutes, 15 seconds West along the South line of said 1/4-1/4 for 659.87 feet; thence North 0 degrees, 14 minutes, 20 seconds West 340.00 feet; thence North 88 degrees, 08 minutes, 15 seconds West 540.00 feet to a 2" open pipe found at the POINT OF BEGINNING; thence North 88 degrees, 08 minutes, 15 seconds West 189.42 feet to a 5/8" rebar set; thence North 0 degrees, 37 minutes, 37 seconds East 488.28 feet to a 5/8" rebar set at the point of curvature of a curve to the left having a radius of 1480.00 feet, a central angle of 3 degrees, 31 minutes, 13 seconds and a chord of 90.92 feet bearing North 70 degrees, 37 minutes, 50 seconds East; thence East along said curve 90.93 feet to a 5/8" rebar set; thence 68 degrees, 52 minutes, 13 seconds East 104.47 feet; thence South 0 degrees, 04 minutes, 39 seconds East 562.22 feet to the POINT OF BEGINNING.

**PIN: 22 9 31 2 001 002.020**

#### ***Parcel 3:***

A tract of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County,



Alabama; thence North 88 degrees 08 minutes 15 seconds West along the South line of said 1/4-1/4 for 659.87 feet; thence North 0 degrees 14 minutes 20 seconds West 340.00 feet; thence North 88 degrees 08 minutes 15 seconds West 540.00 feet to a 2" open pipe found; thence continue North 88 degrees 08 minutes 14 seconds West 189.42 feet to a 5/8" rebar set at the POINT OF BEGINNING; thence continue North 88 degrees 08 minutes 15 seconds West 110.00 feet to a 1/2" rebar found; thence North 0 degrees 37 minutes 37 seconds East 454.33 feet to a 5/8" rebar found on the Southerly right of way line of Smokey Road, being the point of curvature of a curve, concave to the left, having a radius of 1480.00 feet, a central angle of 4 degrees 25 minutes 50 seconds, and a chord of 114.42 feet bearing North 74 degrees 38 minutes 21 seconds East; thence Easterly along said curve and line 114.45 feet to a 5/8" rebar set; thence South 0 degrees 37 minutes 37 seconds West 488.28 feet to the POINT OF BEGINNING.

**PIN: 22 9 31 2 001 002.019**

This conveyance shall be subject to real estate taxes for the year 2024 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**1.** Full power and authority is hereby granted to said Trustee:

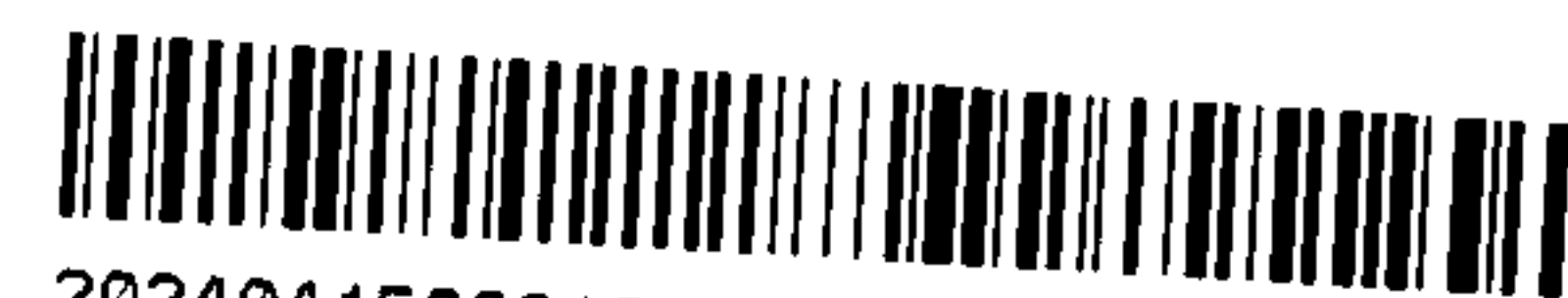
- 1.1** To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
- 1.2** To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
- 1.3** To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
- 1.4** To renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter.



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- 1.5 To partition or to exchange said property, or any part thereof, for other real or personal property.
  - 1.6 To grant easements or charges of any kind.
  - 1.7 To release, convey or assign any right, title or interest in or about said premises.
  - 1.8 To improve, manage, protect and subdivide said real estate or any part thereof.
  - 1.9 To dedicate parks, streets, highways or alleys.
  - 1.10 To vacate any subdivision or part thereof.
  - 1.11 To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.
2. In no case shall any party dealing with said Trustee in relation to the real estate be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire in to any of the terms of said trust.
  3. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, **(a)** that at the time of the delivery thereof the trust created by this Deed in Trust and by said trust agreement was in full force and effect; **(b)** that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; **(c)** that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and **(d)** if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.





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4. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.
5. It is the express intention of this instrument to vest in the Trustee the entire legal and equitable title in fee, in and to all the real estate above described. The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

Dated on March 27, 2024.

By: Michael J. Scholl  
MICHAEL J. SCHOLL

By: Carol J. Scholl  
CAROL J. SCHOLL

STATE OF ILLINOIS                    )  
  )     SS  
WINNEBAGO COUNTY                )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **MICHAEL J. SCHOLL** and **CAROL J. SCHOLL**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on March 27, 2024.



By: Mariah Ziriaxe  
Notary Public

# Real Estate Sales Validation Form

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

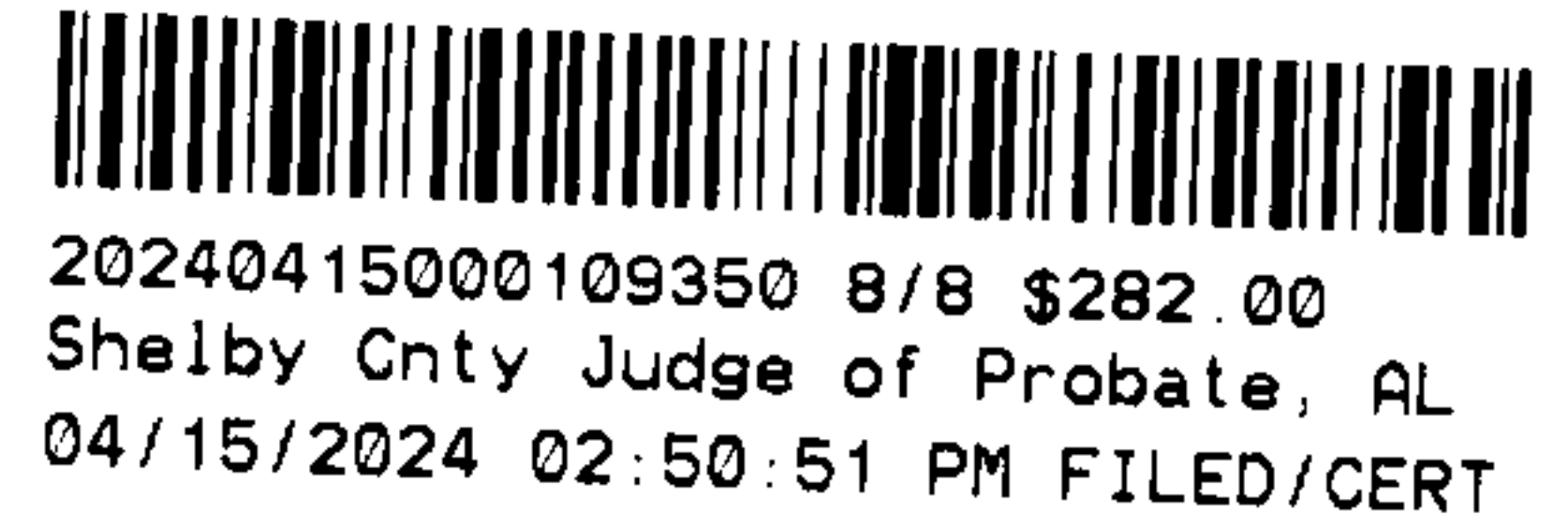
Grantor's Name Michael J. Scholl & Carol J. Scholl  
Mailing Address 7060 Mill Road  
Rockford, Illinois 61108

Grantee's Name Scholl Family Trust, Michael J. Scholl  
Mailing Address and Carol J. Scholl as co-trustees  
7060 Mill Road  
Rockford, Illinois 61108

Property Address 3920 Smokey Road  
Alabaster, Alabama 35007  
22 9 31 2 001 002.000; 22 9 31 2 001 002.020  
22 9 31 2 001 002.019

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$237,890.00



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 2023 Tax Bills

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 3-27-24

Print Michael J. Scholl and Carol J. Scholl

☐ Unattested

(verified by)

Sign Michael J. Scholl Carol J. Scholl  
(Grantor/Grantee/Owner/Agent) circle one