



20240424000119310 1/10 \$102.00
 Shelby Cnty Judge of Probate, AL
 04/24/2024 11:13:31 AM FILED/CERT

51.00
 22.00
 27.00
 2.00
 \$102.00

Tax Value: $\frac{4,270}{46,620} = 50,890$

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
 R. F. (Ben) Stewart, III
 4:8 Legacy Group, LLP
 1800 Providence Park, Suite 250
 Birmingham, Alabama 35226
 (205) 994-2300

Send Tax Notice To:
 Angela Mink Korver and
 Johnathan M. Mink, Trustees
 17500 Spain Drive
 Anchorage, AK 99516

Korver
AMM

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Angela Mink Korver, Trustee of the Phillip H. Mink Survivorship Trust Dated May 14, 2014,

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Angela Mink Korver, Trustee of the Angela Mink Korver Irrevocable Trust, dated August 25, 2022,

and

Johnathan M. Mink, Trustee of the Johnathan M. Mink Irrevocable Trust, dated August 25, 2022,

(Herein referred to as Grantees, whether one or more), each Grantee to have one-half (1/2) ownership, all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7A, ACCORDING TO THE MAP OF PLAT OF LIBERTY SHORES, AS RECORDED IN MAP BOOK 43, PAGE 46, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING A RE-SURVEY OF LOTS 3, 4, 6, 7, 8, 9 & 10, ACCORDING TO THE MAP OR PLAT OF LIBERTY SHORES, AS RECORDED IN MAP BOOK 43, PAGE 8, AFORESAID RECORDS.

SUBJECT TO: Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.

TO HAVE AND TO HOLD unto the said Grantees, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.



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The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the successors of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of April, 2024.

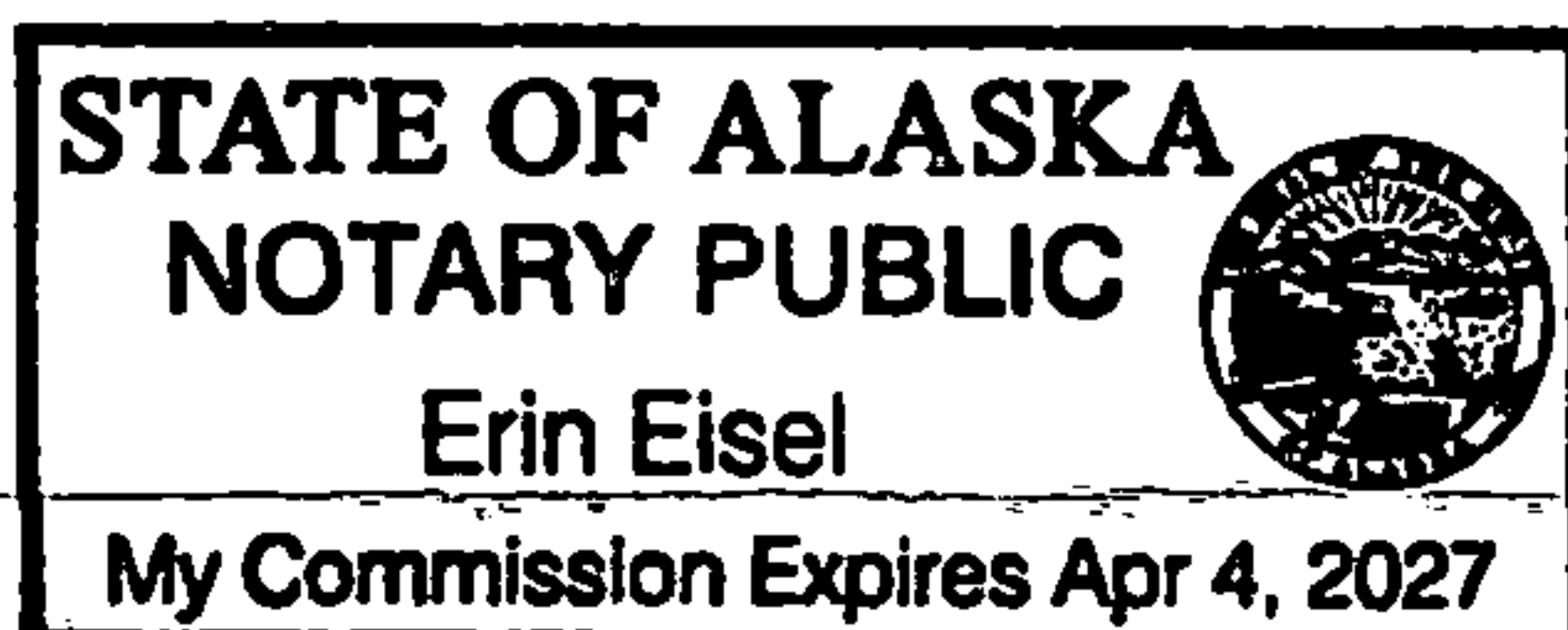

ANGELA MINK KORVER, Grantor

STATE OF Alaska)
COUNTY OF Third Judicial District)

GENERAL ACKNOWLEDGEMENT:

I, Erin Eisel, a Notary Public in and for said County, in said State, hereby certify that **Angela Mink Korver**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

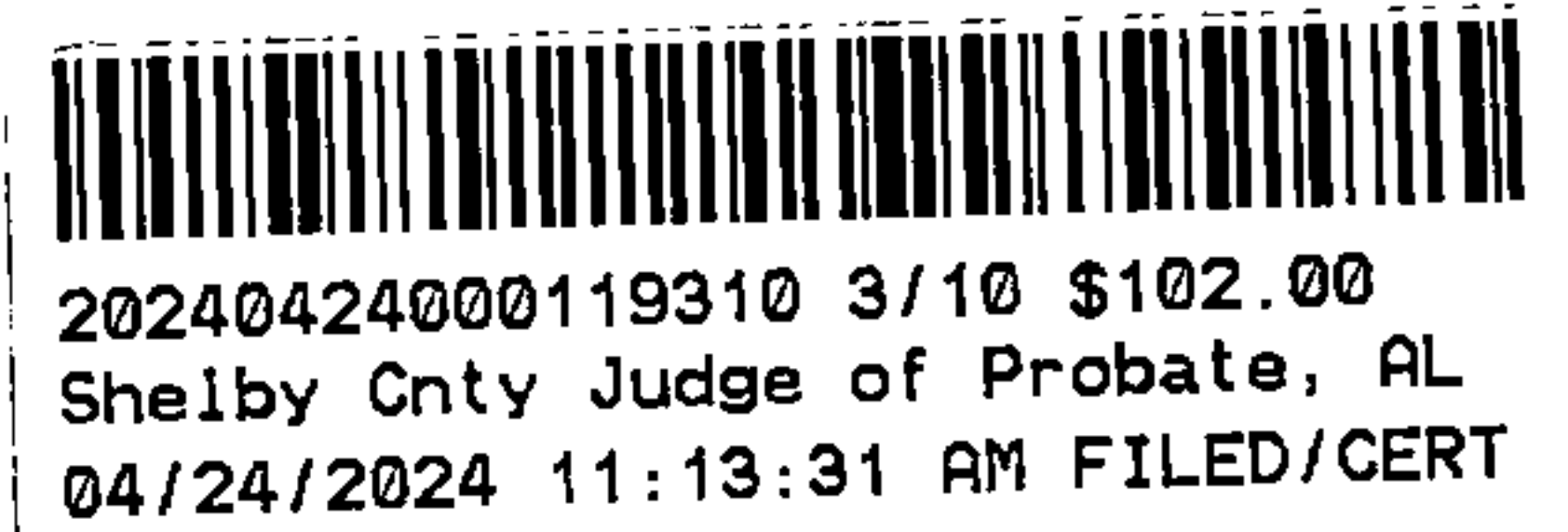
Given my hand and official seal this this 5 day of April, 2024.





Notary Public

My Commission Expires: April 4, 2027



**CERTIFICATE OF TRUST
AND
ACCEPTANCE BY SUCCESSOR TRUSTEES**

1. Pursuant to AS 13.36.079, the following trusts are the subject of this Certificate:

Philip H. Mink and Angela Mink Korver, Successor Trustees of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006, as restated June 9, 2010, and any amendments thereto.

Tax ID No.: Philip H. Mink's Social Security Number or Anna F. Mink's Social Security Number

Philip H. Mink and Angela Mink Korver, Trustees of the ANNA MINK ADMINISTRATIVE TRUST, dated May 14, 2014, a sub-trust of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006, as restated June 9, 2010, and any amendments thereto.

Tax ID No.: 47-6290159

Philip H. Mink and Angela Mink Korver, Trustees of the ANNA MINK FAMILY TRUST, dated May 14, 2014, a sub-trust of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006, as restated June 9, 2010, and any amendments thereto.

Tax ID No.: 47-6294329

Philip H. Mink and Angela Mink Korver, Trustees of the PHILIP MINK SURVIVOR'S TRUST, dated May 14, 2014, a sub-trust of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006, as restated June 9, 2010, and any amendments thereto.

Tax ID No.: Philip H. Mink's Social Security Number

2. Section 3.03(a) of Article Three states that in the event of the death of Trustmaker Anna F. Mink, Philip H. Mink and Angela Mink Korver shall succeed and serve as Successor Trustees of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006, as restated June 9, 2010.
3. The Trustmaker, Anna F. Mink, died on May 14, 2014. The Trust became irrevocable on the date of Anna F. Mink's death.



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4. The name and address of the currently acting Successor Trustees of the Trust are as follows:

Philip H. Mink
18310 Potter Bluff Circle
Anchorage, AK 99516

Angela Mink Korver
17500 Spain Drive
Anchorage, AK 99516

5. The Trust is currently in full force and effect. The Trust will continue during a period of administration after which assets will be transferred to subtrusts of the PHILIP AND ANNA MINK LIVING TRUST, dated March 28, 2006.
6. Available are provisions of the Trust evidencing the creation of the Trust, the designation of the initial Trustees, the Successor Trustees, Trustee powers, and the appropriate signatures, if required.
7. The signatories of this Certificate further state that any and all Trust provisions attached to this Certificate are true, accurate, and correct photocopies of the documents they purport to be. The Trust provisions that are not attached to this Certificate are of a personal and confidential nature and set forth the distribution of Trust property. They do not modify the powers of the Trustees.
8. The signatories of this Certificate are named Successor Trustees who hereby accept the Trust and agree to serve as Successor Trustees. Further, the signatories declare that the foregoing statements are true and correct, under penalty of perjury, under the laws of the State of Alaska.
9. The Trustees have full power and authority to conduct any and all business on behalf of the Trust, including the transfer of assets to new sub-trusts of the PHIL AND ANNA MINK LIVING TRUST, dated March 28, 2006.
10. Each photocopy of this Certificate of Trust and Acceptance by Successor Trustees shall have the same force and effect as any original, as shall any facsimile copy, furnished by the law firm of FOLEY, FOLEY & PEARSON, A Professional Corporation, 4300 B Street, Suite 400, Anchorage, AK 99503.
11. Pursuant to AS 13.36.079(h), a person making a demand for the trust instrument in addition to a certification of trust or excerpts from the trust instrument is liable to the state for a civil penalty not to exceed \$1,000.00, plus the actual damages associated with the demand for the trust instrument, if a court determines that the person did not act in good faith in demanding the trust instrument.



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12. This Certificate is dated effective May 14, 2014.

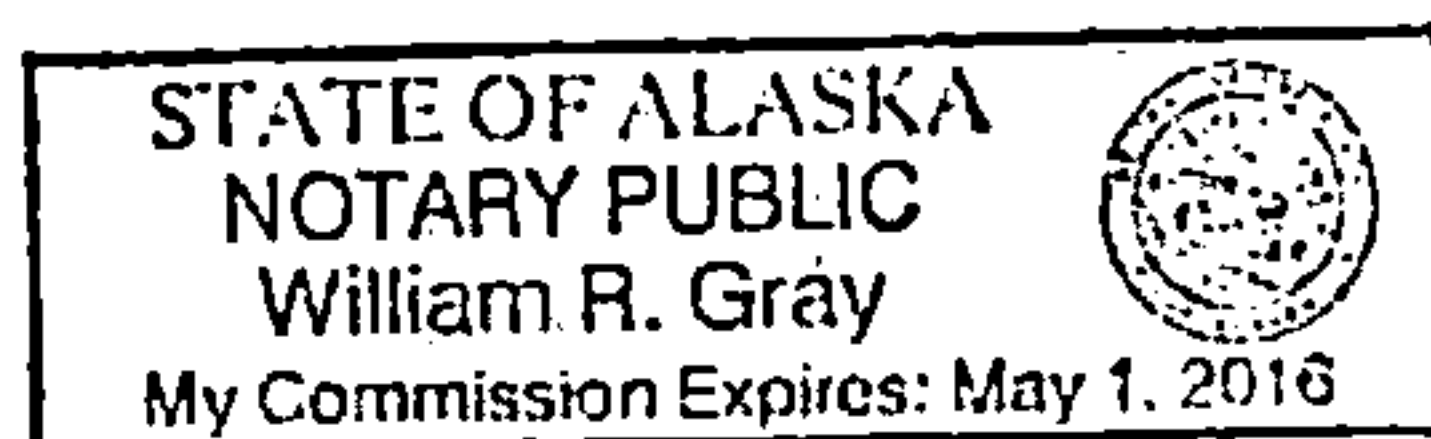
Philip H. Mink, Trustee

Angela Mink Korver, Trustee

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing Certificate of Trust and Acceptance by Successor Trustees was acknowledged before me on September 11, 2015, by Philip H. Mink and Angela Mink Korver, as Trustees.

WITNESS my hand and official seal.



Notary Public in and for Alaska

My Commission Expires: 5/1/16

CERTIFICATE OF TRUST AND ACCEPTANCE BY SUCCESSOR TRUSTEES

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Certification of Trust for the Angela Mink Korver Irrevocable Trust, dated August 25, 2022

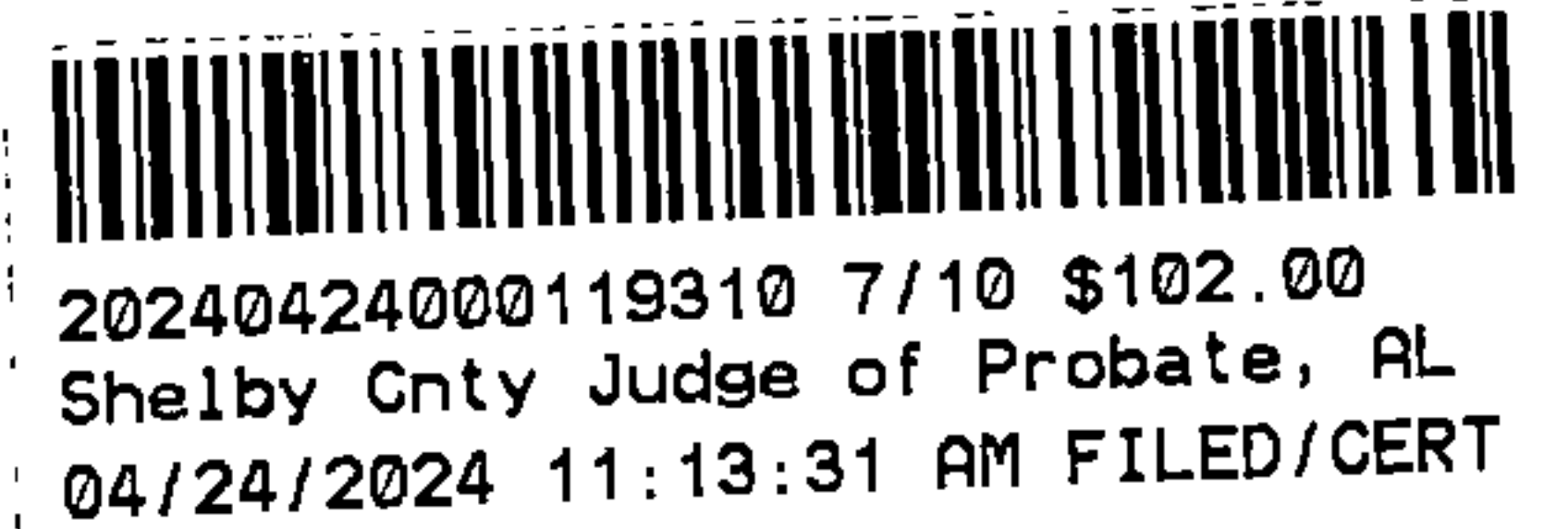
Pursuant to AS 13.36.079, the undersigned hereby declare the following to be true and correct:

1. The Angela Mink Korver Irrevocable Trust, dated August 25, 2022 (the Trust) is currently in existence and is a sub-trust of the Philip Mink Survivor's Trust, dated May 14, 2014, a sub-trust of the Philip and Anna Mink Living Trust, dated March 28, 2006, as amended and restated.
2. The Trustmaker of the Trust is Philip H. Mink.
3. Philip H. Mink died on August 25, 2022. Anna M. Mink died on May 14, 2014.
4. The Trustee of the Trust is Angela Mink Korver (whose address is 17500 Spain Drive, Anchorage, AK 99516).
5. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests. Additional powers are listed in Article Twelve of the Trust instrument.
6. The Trust is irrevocable.
7. The Trust has one Trustee. The signature of one Trustee is sufficient to exercise the powers of the Trust.
8. The Taxpayer Identification Number of the Trust is 93-6729484.
9. Title to Trust property should be taken as follows:

Angela Mink Korver, Trustee of the Angela Mink Korver Irrevocable Trust, dated August 25, 2022.


Any alternative description will be effective to title assets in the name of the Trust or to designate the Trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that the property is being held in a fiduciary capacity, and the date of the Trust.

10. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
11. A certification of trust need not contain the dispositive terms of a trust.



12. A recipient of a certification of trust may require the trustee to furnish copies of those excerpts from the original trust instrument and later amendments which designate the trustee and confer upon the trustee the power to act in the pending transaction.
13. A person who acts in reliance upon a certification of trust without knowledge that the representations contained therein are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in the certification. Knowledge of the terms of the trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon the certification.
14. A person who in good faith enters into a transaction in reliance upon a certification of trust may enforce the transaction against the trust property as if the representations contained in the certification were correct.
15. Pursuant to AS 13.36.079(h), a person making a demand for the trust instrument in addition to a certification of trust or excerpts from the trust instrument is liable to the state for a civil penalty not to exceed \$1,000.00, plus the actual damages associated with the demand for the trust instrument, if a court determines that the person did not act in good faith in demanding the trust instrument.

Date: 9/1/2023


Angela Mink Korver, Trustee of the Angela Mink
Korver Irrevocable Trust, dated August 25, 2022

STATE OF ALASKA

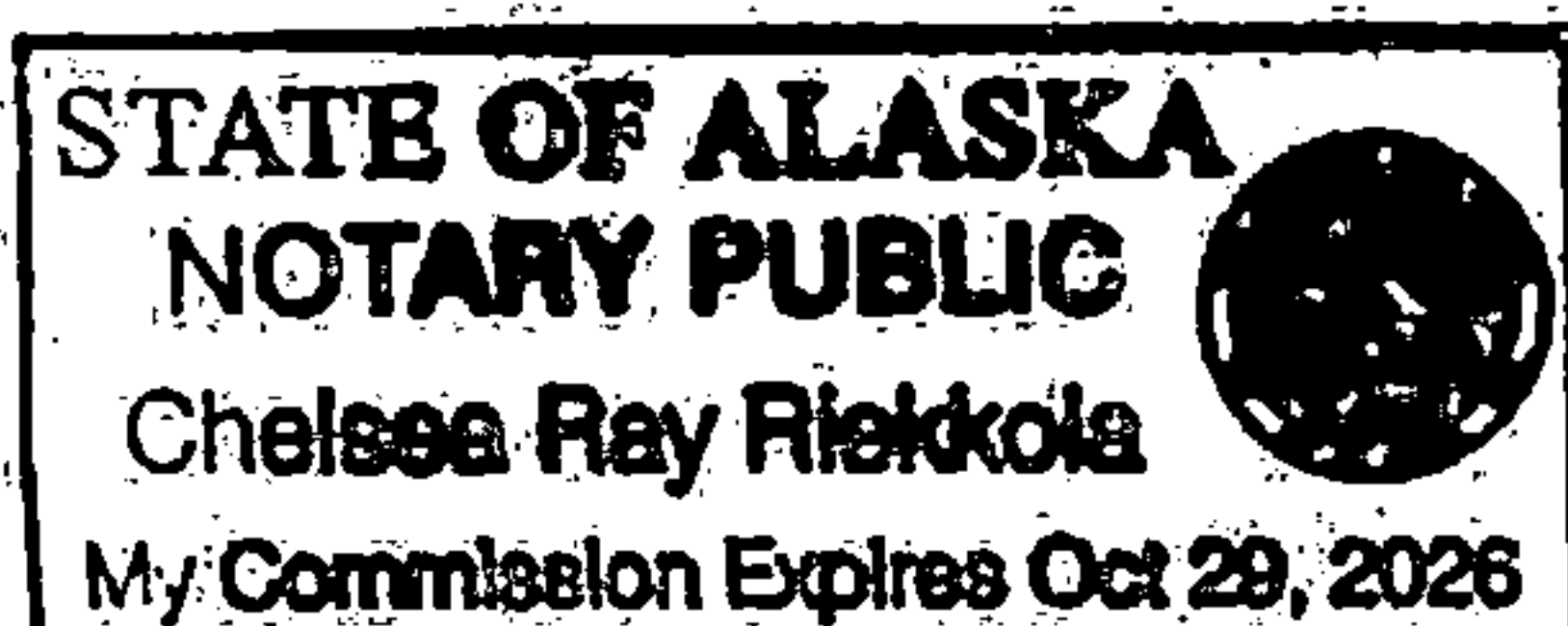
)


) ss.

THIRD JUDICIAL DISTRICT

)

The foregoing instrument was acknowledged before me this 1st day of September, 2023, by Angela Mink Korver, as Trustee of the Angela Mink Korver Irrevocable Trust, dated August 25, 2022.




Notary Public in and for Alaska
My Commission Expires: 10/29/2026

Certification of Trust for the Angela Mink Korver Irrevocable Trust, dated August 25, 2022



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Certification of Trust for the Johnathan M. Mink Irrevocable Trust, dated August 25, 2022

Pursuant to AS 13.36.079, the undersigned hereby declare the following to be true and correct:

1. The Johnathan M. Mink Irrevocable Trust, dated August 25, 2022 (the Trust) is currently in existence and is a sub-trust of the Philip Mink Survivor's Trust, dated May 14, 2014, a sub-trust of the Philip and Anna Mink Living Trust, dated March 28, 2006 *, as amended and restated.
2. The Trustmaker of the Trust is Philip H. Mink.
3. Philip H. Mink died on August 25, 2022. Anna M. Mink died on May 14, 2014.
4. The Trustee of the Trust is Johnathan M. Mink (whose address is 2633 College Avenue, Fort Worth, Texas 76110).
5. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests. Additional powers are listed in SA of the Trust instrument.
6. The Trust is irrevocable.
7. The Trust has one Trustee. The signature of one Trustee is sufficient to exercise the powers of the Trust.
8. The Taxpayer Identification Number of the Trust is 93-6824382.
9. Title to Trust property should be taken as follows:

Johnathan M. Mink, Trustee of the Johnathan M. Mink Irrevocable Trust, dated August 25, 2022.

Any alternative description will be effective to title assets in the name of the Trust or to designate the Trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that the property is being held in a fiduciary capacity, and the date of the Trust.

10. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
11. A certification of trust need not contain the dispositive terms of a trust.

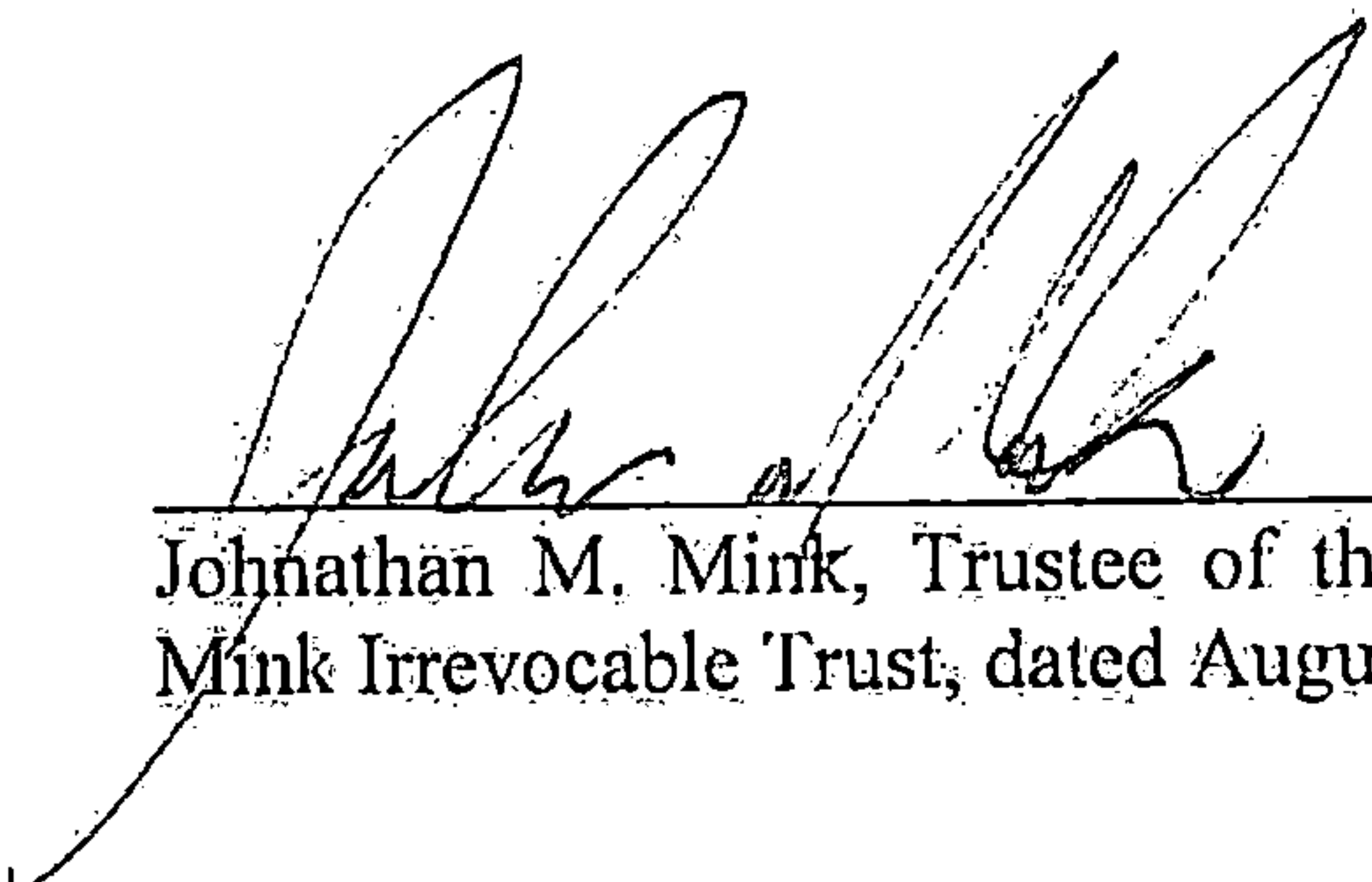


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12. A recipient of a certification of trust may require the trustee to furnish copies of those excerpts from the original trust instrument and later amendments which designate the trustee and confer upon the trustee the power to act in the pending transaction.
13. A person who acts in reliance upon a certification of trust without knowledge that the representations contained therein are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in the certification. Knowledge of the terms of the trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon the certification.
14. A person who in good faith enters into a transaction in reliance upon a certification of trust may enforce the transaction against the trust property as if the representations contained in the certification were correct.
15. Pursuant to AS 13.36.079(h), a person making a demand for the trust instrument in addition to a certification of trust or excerpts from the trust instrument is liable to the state for a civil penalty not to exceed \$1,000.00, plus the actual damages associated with the demand for the trust instrument, if a court determines that the person did not act in good faith in demanding the trust instrument.

Date:

10/19/23

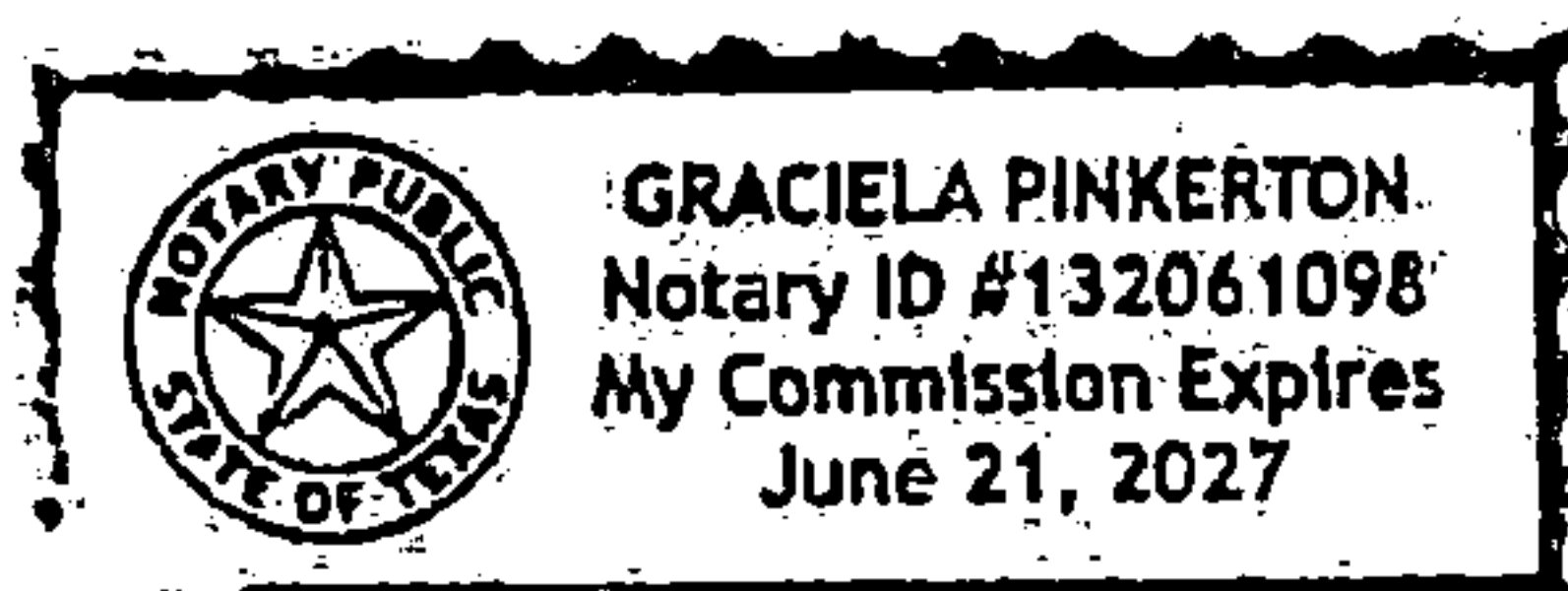

Johnathan M. Mink, Trustee of the Johnathan M. Mink Irrevocable Trust, dated August 25, 2022

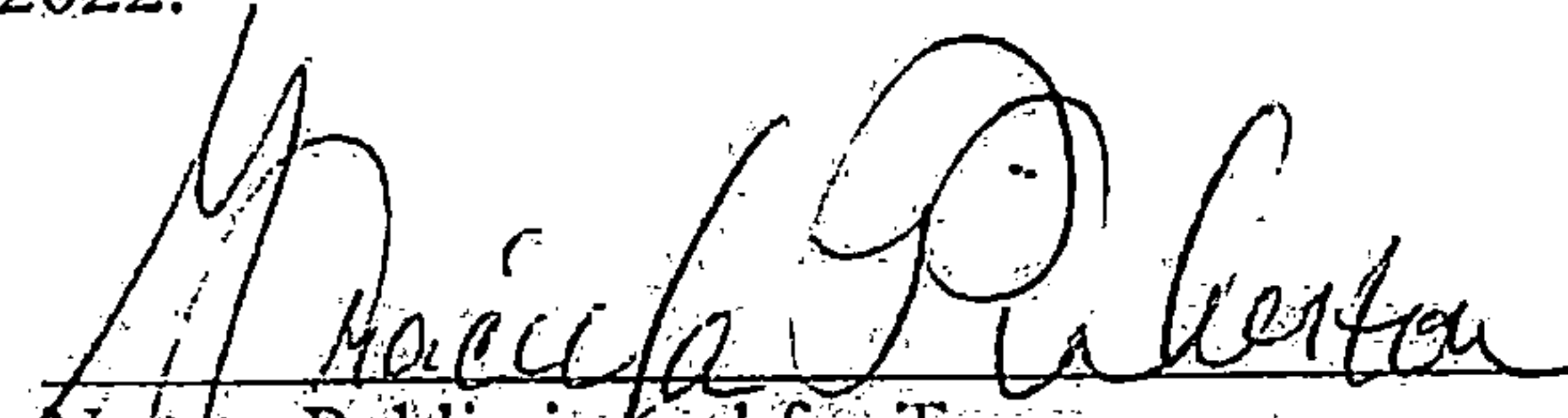
STATE OF TEXAS

)
) ss.
)

COUNTY OF TARRANT

The foregoing instrument was acknowledged before me this 19 day of October, 2023, by Johnathan M. Mink, as Trustee of the Johnathan M. Mink Irrevocable Trust, dated August 25, 2022.




Notary Public in and for Texas
My Commission Expires: 6/21/2027

Certification of Trust for the Johnathan M. Mink Irrevocable Trust, Dated August 25, 2022.

Real Estate Sales Validation Form

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

Grantor's Name Angela Mink Korver, Trustee
Mailing Address 17500 Spain Drive
Anchorage, AK 99516

Grantee's Name Anglea Mink Korver and
Mailing Address Johnathan M. Mink, Trustees
17500 Spain Drive
Anchorage, AK 99516

Property Address Parcel 069290000001.032
Parcel 064200000008.006

Date of Sale 4/05/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$50,890.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor
☐ Closing Statement

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 4/5/24

Print BEN STEWART

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1