

The Grantor, Sidney Miller DeRamus, in his capacity as the Personal Representative of the Estate of Miller DeRamus, deceased, is executing this Personal Representative's Deed for the purpose of confirming and perfecting the transfer of title in the Property to the Grantee, James Charles DeRamus, in his individual capacity, outright and free of trust.

NOW, THEREFORE in consideration of the premises, **SIDNEY MILLER DeRAMUS**, as the Personal Representative of the Estate of Miller DeRamus, deceased (the "Grantor"), does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN, forever, unto **JAMES CHARLES DeRAMUS**, in his individual capacity (the "Grantee"), all of the Decedent's right, title and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 14, and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, described as follows: Begin at the S.E. corner of Section 14, Township 19 South, Range 2 East and run westerly along the south side of the said section for 2506.25 feet to the point of beginning. Then turn an angle of 86 deg. 57 min. 03 sec. to the right and run northerly for 310.12 feet to an iron at a fence corner, then turn an angle of 87 deg. 19 min. 15 sec. to the right and run easterly along a fence for 203.68 feet to an iron at a fence corner, then turn an angle of 81 deg. 27 min. 55 sec. to the left and run northerly along a fence for 323.15 feet to a point on the west right of way of the Georgia Central Railroad, then turn an angle of 24 deg. 10 min. 39 sec. to the left and run northwesterly along the west R.O.W. of said railroad for 106.80 feet to a fence line, then turn an angle of 65 deg. 35 min. 35 sec. to the left and run westerly along a fence for 869.13 feet to an iron at a fence corner, then turn an angle of 93 deg. 47 min. 26 sec. to the left and run southerly along a fence for 781.54 feet to a point on the north right of way of Shelby County Road No. 62, then turn an angle of 85 deg. 07 min. 56 sec. to the left and run easterly along the north R. O. W. of said road for 698.12 feet, then turn an angle of 97 deg. 09 min. 45 sec. to the left and run northerly for 33.34 feet to the point of beginning.

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 ad valorem taxes not yet due and payable.

This instrument is intended to convey the entire interests of the Decedent, and the Estate of Miller DeRamus, deceased, in and to the Property, to 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.

IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this the 21st day of August, 2024.

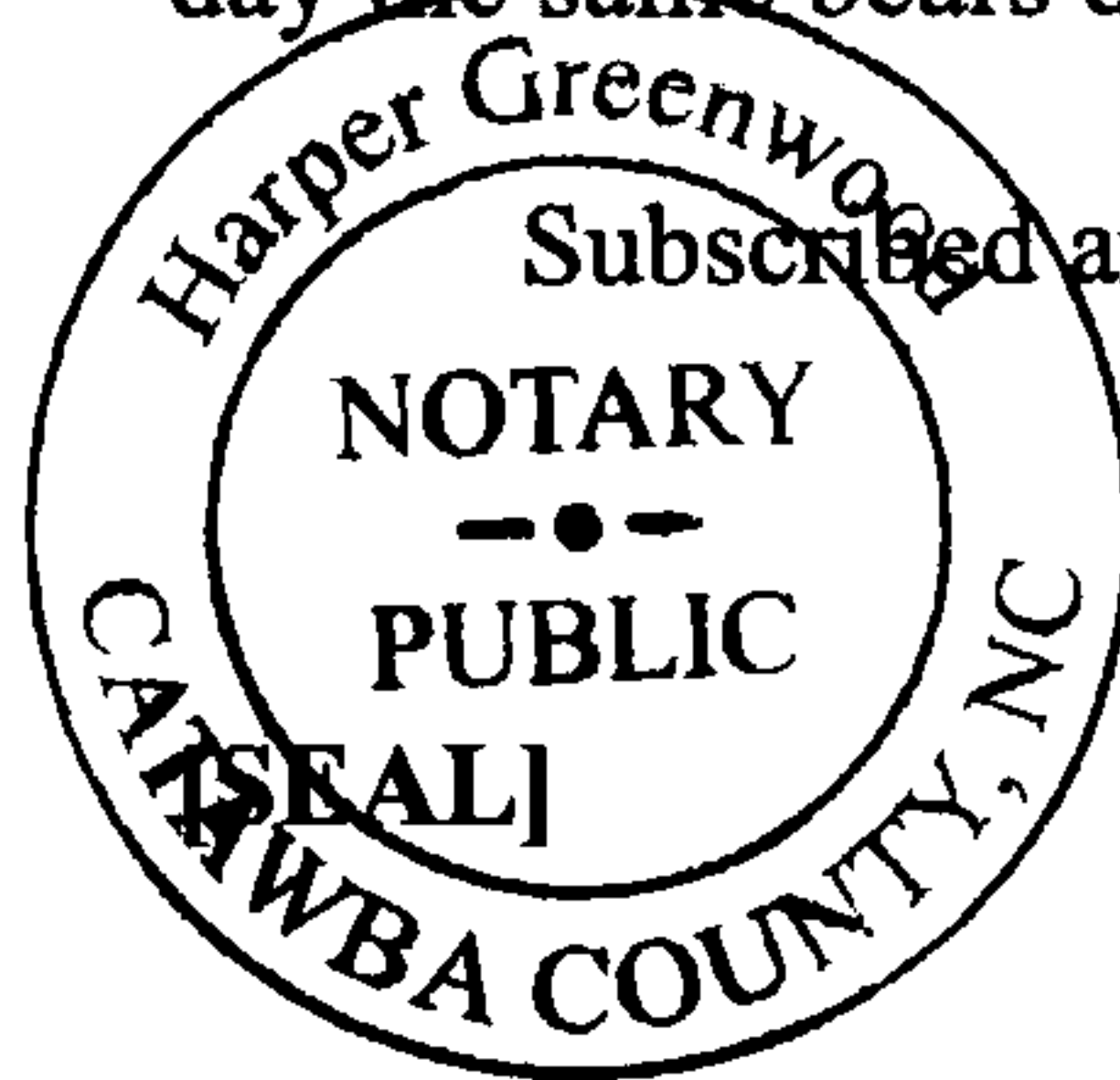
GRANTOR:

Sidney Miller DeRamus
SIDNEY MILLER DeRAMUS, as the Personal Representative of the Estate of Miller DeRamus, deceased

STATE OF NORTH CAROLINA)

CHATHAM COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **SIDNEY MILLER DeRAMUS**, as the Personal Representative of the Estate of Miller DeRamus, deceased, 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, he, in such capacity 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 August, 2024.

Harper Greenwood
 Notary Public
 My Commission Expires: 03/06/2029

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor above:

Grantor Name:	SIDNEY MILLER DeRAMUS, as the Personal Representative of the Estate of Miller DeRamus	Grantee Name	JAMES CHARLES DeRAMUS
Grantor Address:	5265 Swinging Bridge Road Conover, NC 28613	Grantee Address	7320 Highway 62 Vincent, AL 35178
Property Address	7320 Highway 62 Vincent, AL 35178	Date of Sale:	<u>August 21</u> , 2024
Parcel ID	07 6 14 3 001 054.000 07 6 14 4 000 005.000	Value (transfer under Will):	\$1,013,170 (2023 Tax Assessor Value)

EXHIBIT A

**Applicable Pages of the Miller DeRamus Revocable Inter Vivos
Trust U/A of December 16, 1994**

See Attached.

**AMENDMENT AND RESTATEMENT OF THE
MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST
U/A OF DECEMBER 16, 1994**

THIS AMENDMENT AND RESTATEMENT OF THE MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST is made on this the 16th day of June, 2022. I, **MILLER DeRAMUS**, as Settlor (previously referred to as "Grantor"), created said trust by a trust instrument titled the "**MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST**" and dated the 16th day of December, 1994, as previously amended and restated by prior instruments, most recently by instrument dated April 6, 2021. I hereby amend and restate said trust instrument by deleting the provisions of said trust instrument in their entirety and substituting the following provisions in lieu thereof. The Trustee shall continue to hold the property acquired and held by it pursuant to said trust instrument prior to this Amendment and Restatement, together with such other property as the Trustee may subsequently acquire pursuant to the power and authority herein given to the Trustee (all of which for convenience will be referred to as the "Trust Estate") in trust for the uses and purposes, upon the terms and conditions and with the powers and duties hereinafter stated. The Trustee has joined in the execution of this Amendment and Restatement for the purpose of evidencing the Trustee's consent to the amendments hereunder.

**ARTICLE I
NAME OF TRUST**

The name of this trust is the "**MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994**".

**ARTICLE II
MEMBERS OF MY FAMILY**

I am not married. The provisions regarding a child or children of mine refer to my children, **SIDNEY MILLER DeRAMUS**, **JAMES CHARLES DeRAMUS** and **ASHLEY REBECCA DeRAMUS**.

(a) *Adopted Persons.* Any adopted person and the adopted person's descendants shall be considered descendants of the adoptive parents and of the ancestors of such adoptive parents, for all purposes hereunder, whether such adoption occurs before or after the execution hereof, provided that such adoption occurs prior to the adopted person attaining fourteen (14) years of age.

(b) *Survival of Beneficiaries.* Any person who fails to survive me by ninety (90) days shall be deemed to have predeceased me. Any person who fails to survive the termination of any trust hereunder by ninety (90) days shall be deemed to have died prior to the termination of the trust. One purpose, but not the sole purpose, that I have in imposing this ninety-day survival requirement is to take full advantage of the special rule for certain descendants contained in Treasury Regulation Section 26.2612-1(a)(2)(i), and this provision shall be construed in all respects consistently with such purpose.

ARTICLE III TRUSTEE

(a) *Designation of Trustee.* I designate and appoint myself as Trustee of the trusts hereunder. If I should resign, become incapacitated or for any other reason fail or cease to serve as Trustee, then **COMERICA BANK & TRUST, N.A.** shall serve as the successor Trustee.

(b) *References to Corporate Trustee.* References herein to "**COMERICA BANK & TRUST, N.A.**" refer to the corporation now in existence by that name and to such successor corporation having trust powers as shall succeed to the business of said corporation by purchase, merger, consolidation, change of charter or name, or otherwise.

(c) *Gender and Number.* Whenever the words "Trustee" or "Trustees" are used, they shall be construed either as singular or plural, and masculine, feminine or neuter, whichever is proper in accordance with the context.

(d) *Conflicts of Interest.* If for any reason a conflict arises between the exercise of a Trustee's powers or discretion and the Trustee's personal interests as a beneficiary or otherwise, or if a Trustee's powers or discretion must be exercised by a Trustee who is not a beneficiary, or in order to avoid adverse tax consequences for a beneficiary or the Trustee, must be exercised by a Trustee who is not related or subordinate within the meaning of Section 672(c) of the Internal Revenue Code to any affected beneficiary of the trust, such power or discretion shall be exercised by those Trustees whose exercise of the power or discretion is not so limited. If the powers or discretion of all Trustees is so limited, the Trustees may appoint, in writing, a corporate fiduciary or an individual, to serve as Independent Trustee to act as the Trustee for the purpose of exercising such powers or discretion. A trustee's power to withdraw income or principal from a trust created herein which is limited by an ascertainable standard as the term is interpreted under Sections 2041(b)(1)(A) and 2514(c)(1) of the Internal Revenue Code, shall not be considered a conflict between the exercise of a Trustee's powers or discretion and the Trustee's personal interests as a beneficiary or otherwise. The Independent Trustee appointed shall not be related or subordinate to any beneficiary

IN WITNESS WHEREOF, I, the undersigned **MILLER DeRAMUS**, as Settlor and Trustee, have executed and affixed my seal to multiple copies of this Trust Instrument, all of which shall be deemed an original, effective as of the day and year herein first written.

SETTLOR AND TRUSTEE:

Miller De Ramus [SEAL]
MILLER DeRAMUS

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority in and for said county in said state hereby certify that **MILLER DeRAMUS**, whose name is signed to the foregoing instrument as Settlor and Trustee and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily as of the date first above written.

Given under my hand and seal this 16th day of June, 2022.

[Signature]
Notary Public

[SEAL]

My Commission Expires: August 31, 2023

**FIRST AMENDMENT OF THE
AMENDMENT AND RESTATEMENT OF THE MILLER DeRAMUS
REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994**

THIS FIRST AMENDMENT OF THE AMENDMENT AND RESTATEMENT OF THE MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994 is made on this the 24th day of April, 2023. I, **MILLER DeRAMUS**, as Grantor, created said trust by a trust instrument titled the **"MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994"** and dated the December 16, 1994, as most recently amended and restated on June 16, 2022. I hereby further amend said trust instrument as hereinafter provided.

I.

I hereby amend the **AMENDMENT AND RESTATEMENT OF THE MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994** by deleting the current Article VI entitled Gift of Real Estate and found on Page 5 therein, and replacing it with the following **ARTICLE VI**:

**ARTICLE VI
GIFTS OF REAL ESTATE**

(a) *Gift to Sidney Miller DeRamus.* I give and devise the real property located at 5256 Swing Bridge Road, Conover, North Carolina 28613, if I or any trust created hereunder for my benefit own it at the time of my death, together with the real property constituting such homeplace, and all appurtenances and improvements in connection therewith, subject to any notes or encumbrances thereon at the time of my death, to my child, **SIDNEY MILLER DeRAMUS**, absolutely, if he survives me, and if not, this gift shall lapse.

(b) *Gift to James Charles DeRamus.* I give and devise the real property located at 7330 Highway 62, Vincent, Alabama 35178, currently having Parcel Identification Numbers of 07-6-14-3-001-054.000 and 07-6-14-4-000-005.000, if I or any trust created hereunder for my benefit own it at the time of my death, together with the real property constituting such homeplace, including any adjoining structures thereto such as a barn or other structures, and all appurtenances and improvements in connection therewith, subject to any notes or encumbrances thereon at the time of my death, to my child, **JAMES CHARLES DeRAMUS**, absolutely, if he survives me, and if not, this gift shall lapse.

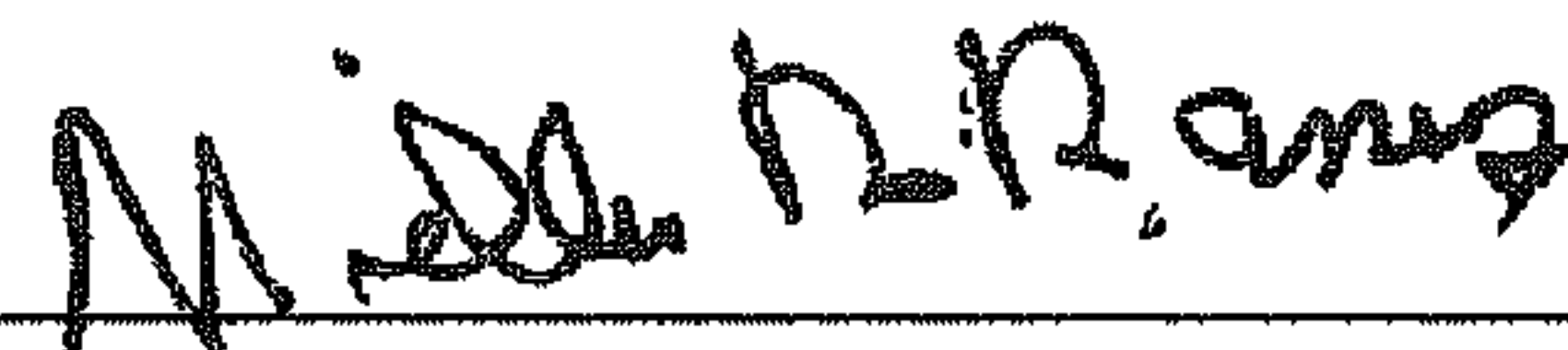
II.

I hereby ratify and confirm the **AMENDMENT AND RESTATEMENT OF MILLER DeRAMUS REVOCABLE INTER VIVOS TRUST U/A OF DECEMBER 16, 1994** dated June 16, 2022, insofar as it is not in conflict with the First Amendment thereto.

The Trustee has joined in the execution of this instrument for the purpose of evidencing the Trustee's consent to this First Amendment.

IN WITNESS WHEREOF, I, the undersigned **MILLER DeRAMUS**, as Grantor or Settlor and Trustee, have executed and affixed my seal to multiple copies of this Trust Instrument, all of which shall be deemed an original, effective as of the day and year herein first written.

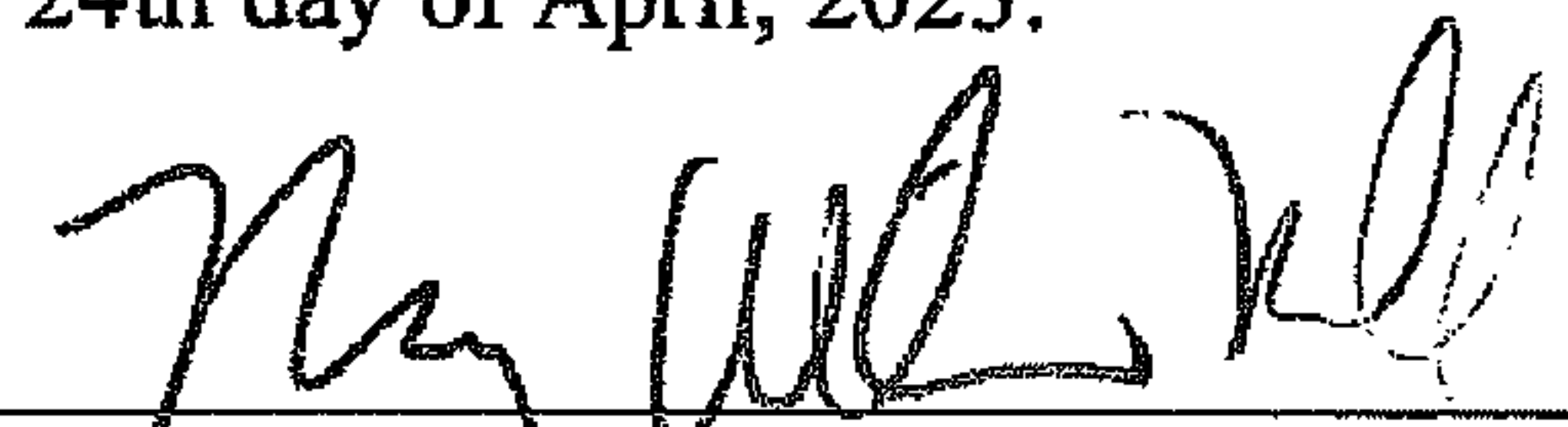
GRANTOR/SETTLOR AND TRUSTEE:

 [SEAL]
MILLER DeRAMUS

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority in and for said county in said state hereby certify that **MILLER DeRAMUS**, whose name is signed to the foregoing instrument as Grantor or Settlor and Trustee and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily as of the date first above written.

Given under my hand and seal this 24th day of April, 2023.


Notary Public
[SEAL]
My Commission Expires: August 31, 2023

This instrument prepared by
Nancy W. Ball
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2119
(205) 521-8000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 01:45:55 PM
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