

**Pursuant to Will - Shelby County Probate  
Case No. PR-2024-000210**

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) 521-8000

Jackie R. Williams  
P. O. Box 316  
Shelby, AL 35143

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**TRUSTEE'S AND PERSONAL REPRESENTATIVE'S DEED**

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**STATE OF ALABAMA     )**  
:  
**SHELBY COUNTY        )**

**WHEREAS**, Rosella Marie Williams (the "Decedent") died testate at Shelby, Alabama, on or about the 3rd day of February, 2024, and at the time of her death was an inhabitant of Shelby County, Alabama. The Last Will and Testament of Rosella Marie Williams, deceased (the "Will"), was duly probated and admitted to record in the Probate Court of Shelby County, Alabama, in Case Number PR-2024-000210. Letters Testamentary were issued to Jackie Ray Williams, as the Personal Representative of the Estate of Rosella Marie Williams, deceased (the "Personal Representative"), on March 6, 2024.

**WHEREAS**, the Decedent created a trust pursuant to that certain instrument titled the Rosella M. Williams Management Trust (the "Mrs. Williams Management Trust"), created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020 (the "Mrs. Williams Trust Instrument").

**WHEREAS**, the Decedent served as trustee of the Mrs. Williams Management Trust until her death, at which time, Jackie Ray Williams succeeded her as trustee.

**WHEREAS**, at the time of her death, the Decedent owned a one-fourth interest in that certain Mortgage issued by James Edward Dean, dated May 19, 2021, as recorded in the office of the Judge of Probate of Shelby County, Alabama on June 1, 2021, as Instrument Number 20210601000267470 (referred to herein as the "Mortgage").

**WHEREAS**, pursuant to that certain Warranty Deed, in lieu of foreclosure on the Mortgage, the debtor thereunder transferred his interest in the property as described in the Mortgage in equal shares to Jack R. Williams, in his individual capacity and in his capacity as Personal Representative of the Estate of Rosella Marie Williams, deceased.

**WHEREAS**, the terms of **ARTICLE VI** of the Will provide that the residue of the Decedent's Estate is due to be transferred to the Trustee of the Mrs. Williams Management Trust.

**WHEREAS**, the terms of the Mrs. Williams Trust Instrument provide that upon the death of the Decedent, the assets held under the terms of the Mrs. Williams Trust Instrument are due to be transferred to the Decedent's spouse, Jackie R. Williams, outright and free of trust.

**WHEREAS**, as part of the settlement of the administration of the Estate of Decedent and the Mrs. Williams Management Trust, and to affect a distribution to the residuary beneficiary under the Will and the Mrs. Williams Trust Instrument, both the Trustee of the Mrs. Williams Management Trust and the Personal Representative of the Estate hereby join in this deed to signify their consent to the transfer any interest held in either capacity to the transfer provided herein.

**WHEREAS**, Jackie Ray Williams has created that certain trust title the Jackie Ray Williams Management Trust, dated the 20<sup>th</sup> day of May, 1999, as amended and restated (the "Mr. Williams Trust Instrument"), and desires to transfer any interest he may receive in the Property to the Trustee of said Trust.

**WHEREAS**, Jackie Ray Williams, as the successor Trustee of the Rosella M. Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, hereby certifies as follows with regard to the Mrs. Williams Trust Instrument:

- (1) The Rosella M. Williams Management Trust, executed the 20th day of May, 1999, as most recently amended and restated by an instrument dated the 28<sup>th</sup> day of August, 2020, currently exists.
- (2) The Settlor of the Mrs. Williams Trust Instrument is Rosella Marie Williams, deceased.
- (3) The undersigned is the currently acting Trustee of all Trusts created under the Mrs. Williams Trust Instrument.
- (4) The Trustee of the Mrs. Williams Management Trust has power to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in any of the Trust's name.
- (5) The Mrs. Williams Trust Instrument is irrevocable due to the death of the Decedent.
- (6) Title to trust property may be taken in the name of the Rosella M. Williams Management Trust, dated the 20th day of May, 1999.
- (7) The Mrs. Williams Trust Instrument has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

**WHEREAS**, Jackie Ray Williams, as the Trustee of the Jackie Ray Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, hereby certifies as follows with regard to the Mr. Williams Trust Instrument:

- (1) The Jackie Ray Williams Management Trust, executed the 20th day of May, 1999, as most recently amended and restated by an instrument dated the 28<sup>th</sup> day of August, 2020, currently exists.
- (2) The Settlor of the Mr. Williams Trust Instrument is Jackie Ray Williams.
- (3) The undersigned is the currently acting Trustee of all Trusts created under the Mr. Williams Trust Instrument.
- (4) The Trustee has power to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in any of the Trust's name.
- (5) The Mr. Williams Trust Instrument is revocable.
- (6) Title to trust property may be taken in the name of the Jackie Ray Williams Management Trust, dated the 20th day of May, 1999.
- (7) The Mr. Williams Trust Instrument has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

**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, **Jackie Ray Williams**, in his capacity as the successor Trustee of the Rosella M. Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, as the Personal Representative of the Estate of Rosella Marie Williams, deceased and in his individual capacity (collectively, the "GRANTOR"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN, forever, unto **Jackie Ray Williams**, as the Trustee of the Jackie Ray Williams Management Trust dated the 20<sup>th</sup> day of May, 1999, as amended and restated (the "GRANTEE"), all right, title and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West and run thence North along West line of said NW 1/4 of NW 1/4 347.63 feet; then turn an angle of 78 degrees 48 minutes to the right and run 297.50 feet to point of beginning (said point of beginning being on the South right of way line of Pelham-Helena Road right of way and on the East right of way line of the A.C.L. RR right of way) thence turn an angle of 5 degrees 34 minutes to the left and run in an Easterly direction along said Pelham-Helena Road right of way 178.5 feet to the West side of a dirt road; thence turn an angle of 94 degrees 46 minutes to the right and run 263.99 feet; (along the West right of way of said dirt road) thence turn an angle of 87 degrees 02 minutes to the right and run 105.30 feet to the East right of way line of the A.C.L. RR right of way; run thence in a Northwesterly direction along said Railroad right of way 265 feet, more or less, to the point of beginning. Mineral and Mining Rights Excepted.

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 for the current year.

This instrument is intended to convey to the GRANTEE the entire interests of the Trustee of the Rosella M. Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, the Decedent, the Estate of Rosella Marie Williams, deceased, and Jackie Ray Williams, individually, in and to the Property, and any leases or similar arrangements regarding 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 GRANTEE in fee simple forever.

**IN WITNESS WHEREOF**, GRANTOR has caused the due execution of this conveyance as of this the 21<sup>st</sup> day of November, 2024.

  
**Jackie Ray Williams**, in his capacity as the successor Trustee of the Rosella M. Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, as the Personal Representative of the Estate of Rosella Marie Williams, deceased, and in his individual capacity

STATE OF Alabama )  
 :  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jackie Ray Williams**, in his capacity as the successor Trustee of the Rosella M. Williams Management Trust, created pursuant to an instrument dated May 20, 1999, as most recently amended and restated pursuant to an instrument dated August 28, 2020, as the Personal Representative of the Estate of Rosella Marie Williams, deceased, and in his individual capacity, 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 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 21<sup>st</sup> day of November, 2024.

Mary W. Kell  
Notary Public

[SEAL]

My Commission Expires: August 31, 2027

**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:** Jackie Ray Williams, in his capacity as the successor Trustee of the Rosella M. Williams Management Trust, dated May 20, 1999, as most recently amended and restated, as the Personal Representative of the Estate of Rosella Marie Williams, deceased, and in his individual capacity

**Mailing Address:** P.O. Box 316  
Shelby, AL 35143

**Property Address:** 3117 Highway 52 West  
Pelham, AL 35124

**Parcel ID:** 13 6 24 2 002 013.000

**Grantee Name:** Jackie Ray Williams, as the Trustee of the Jackie Ray Williams Management Trust, dated May 20, 1999

**Mailing Address:** P.O. Box 316  
Shelby, AL 35143

**Date of Sale:** November 21, 2024

**Value (transfer under Will):** \$351,890 (Total 2024 Tax Assessor Value)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
12/04/2024 09:24:51 AM  
\$38.00 JOANN  
20241204000373280

Allie S. Bayl