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IRREVOCABLE PROPERTY TRUST AGREEMENT

THIS IRREVOCABLE TRUST AGREEMENT made this 27 day of November, 2024 between **Michael W. Hooper and Carlene H. Hooper**, a married couple residing at **228 Sassafras Circle, Chelsea, Alabama, 35043** hereinafter called the "Grantors", and their children, **Morgan Hooper Drinkard**, a married woman residing at **307 Flavia Circle, Troy, Alabama 36081**, and **Meredith Hooper Snider**, a married woman residing at **116 Lake Chelsea Drive, Chelsea, Alabama 35043**, hereinafter called the "Trustees."

WHEREAS, the Grantors desire to create an irrevocable trust of the property, entitled the Hooper Property Living Trust described in Schedule A attached hereto, for the purposes and upon the terms and conditions hereinafter set forth.

WIT N E S S E T H:

NOW, THEREFORE, in consideration of the covenants herein contained and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Grantors hereby irrevocably transfer, convey, assign and deliver to the Trustees as and for the trust estate the property more particularly described in Schedule "A" attached hereto, and the Trustees agree to hold the same, administer and distribute all of the aforesaid assets (together with all additions thereto and all reinvestments thereof) as the corpus of a trust estate. for the benefit of the Grantors, and following Grantor's death, the beneficiaries hereunder, in accordance with the terms and provisions hereinafter set forth.

INITIALS: **MICHAEL W. HOOPER**
 CARLENE H. HOOPER
 MORGAN H. DRINKARD
 MEREDITH H. SNIDER

MWH
CH
MHD
MHS



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ARTICLE I

The Trustees shall hold, manage and control the property comprising the trust estate, collect the income therefrom, and shall pay or apply the net income to the use of the Grantors in convenient installments, but at least quarter-annually, during Grantor's life. The Trustees shall have no right to invade the principal of the Trust Estate for the benefit of the Grantors. The Grantors may add, at any time and from time to time property to the corpus of the Trust Estate.

As for any residential real property this Trust holds that is used by the Grantors, the Grantors shall have the exclusive right to occupy and use such real property and shall not be required to pay rent for the use of said property.

ARTICLE II

Upon the death of the Grantors, the Trustees shall pay and distribute the remaining Trust Estate at the time of the surviving Grantor's death to his or her living issue, in equal shares, per stirpes, discharged of trust. If there are no issue of the Grantors then living, the Trust Estate shall be paid and distributed to such persons and in such proportions as the same would be distributed under the laws of the State of Alabama the in force had the Grantor died intestate, a resident of Alabama and the owner of said property.

ARTICLE III

With reference to the Trust Estate created herein and every part thereof, except as may otherwise be specifically limited by the retained powers of the Grantors during Grantors' lives as herein provided, the Trustees or any Successor Trustees shall have the following rights and powers

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CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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without limitation and in addition to other powers conferred herein or conferred by law:

A. The Trustees shall invest, reinvest and maintain invested the corpus of the trust estate in such stocks, bonds and other securities and assets as it may determine. The Trustees shall have full and complete independent power and authority to sell, assign, transfer and convey any security or property held in the Trust Estate at such time and price and upon such terms and conditions as it may determine.

B. The Trustees are authorized to vote through its officers, employees or agents by general, limited or discretionary proxy, with respect to any investment that may be owned by the trust, or consent for any purpose, in respect of any stocks or other securities constituting assets of the trust; to exercise or sell any rights of subscription or other rights in respect thereof; and to take any other action it may deem prudent with regard to any reorganization, merger, consolidation, bankruptcy or other proceeding effecting any stock, bond, note or other security.

C. To pay costs of administration for the Grantor's estate, including cost of funeral expenses and expenses of last illness, and to pay any succession, inheritance or estate taxes due as a result of the Grantor's death, either to the estate of the Grantor or directly to the entity to which payment is due.

D. The Trustees are authorized and empowered to receive property by gift or by will or otherwise from any person or persons as additions to any trusts created by this Agreement and to hold the same upon such trust and to administer them under the provision hereof.

E. In case the income or any discretionary payments of principal become payable to a

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CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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minor or to a person under a legal disability or to a person not adjudicated incompetent, but who, by reason of illness or mental or physical disability is, in the opinion of the Trustees, unable properly to administer such amounts, such amounts shall be paid out by the Trustees in such of the following ways as the Trustees deems best: directly to such beneficiary; to the legally appointed guardian of such beneficiary; to some relative or friend for the care support and education of such beneficiary; by the Trustees, using such amounts directly for such beneficiary's care, support and education.

F. If, during the administration of this Trust or any trust created hereunder, the aggregate value of the assets of any trust created hereunder shall be less than \$50,000.00, the Trustees may, in their discretion, terminate such trust and distribute the assets thereof to the income beneficiary or beneficiaries thereof absolutely and free from any trust.

G. The Trustees hereunder may presume that Grantor has confidence in the property transferred by Grantors to this trust and therefore no sale thereof shall be required to be made solely in order to diversify investments.

ARTICLE IV

The interest of any beneficiary in either income or principal of any trusts created herein shall not be anticipated, alienated, or in any other manner assigned or transferred by such beneficiary, and such interest shall be exempt from execution, attachment, distress for rent, and other legal or equitable process which may be instituted by or on behalf of any creditor or assignee of such beneficiary.

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ARTICLE V

Any non-corporate Trustees, other than the Grantor, shall be entitled to reasonable compensation for the services of such individual as the Trustees hereunder. Such fees may be charged against principal or against income in the discretion of the Trustees.

ARTICLE VI

This Agreement and the trusts created hereunder are irrevocable. The Grantors shall execute such further instruments as shall be necessary to vest the Trustees with full title to the property which is the subject of this Agreement.

ARTICLE VII

Any Trustees at any time may resign hereunder by giving thirty (30) days written notice to the then income beneficiary of the trust, and the remaining Trustees shall thereupon be appointed and serve as Trustees, and if none, the resigning Trustees shall petition the Circuit Court in and for Pike County, Alabama, to appoint a successor Trustees.

ARTICLE VIII

This Agreement shall be construed and regulated in all respects by the laws of the State of Alabama.

ARTICLE IX

The Trustees hereby accept the trusts herein created.

INITIALS: MICHAEL W. HOOPER
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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ARTICLE X

The Grantor reserves the right to add to the principal of the Trust Estate, either during their lifetime or by testamentary bequest, any property which the Trustees shall be willing to accept, and any property so added shall become a part of the Trust Estate and be subject to all the terms and conditions of this Trust Agreement. All interest and rents accrued on any such additional property at the time of transfer or conveyance to the Trustees, and all dividends on any securities so transferred which shall have been declared prior to transfer of such securities to the Trustees but are payable to holders of record subsequent to such time, shall be income of the Trust excepting such dividends as the Trustees may apportion to principal in accordance with the provisions hereof.

ARTICLE XI

Any trusts herein created shall, in all events, terminate and the principal and income shall be distributed to the then income beneficiaries on the last day permitted to avoid the operation of the Rule against Perpetuities.

IN WITNESS WHEREOF, WE, MICHAEL W. HOOPER AND CARLENE H.

HOOPER, the Grantors, sign our names to this Irrevocable Trust Agreement this the 27
day of November, 2024, and being first duly sworn, do hereby declare to the
undersigned authority that I sign and execute this instrument and that I sign it willingly, that I
execute it as my free and voluntary act for the purposes therein expressed and that I am nineteen

INITIALS: MICHAEL W. HOOPER
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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years of age or older, of sound mind, and under no constraint or undue influence.

Michael W. Hooper

MICHAEL W. HOOPER
"GRANTOR"
228 SASSAFRAS CIRCLE
CHELSEA, ALABAMA 35043

Carlene H. Hooper

CARLENE H. HOOPER
"GRANTOR"
228 SASSAFRAS CIRCLE
CHELSEA, ALABAMA 35043

Coleigh Dean

and

Jacob Nall

the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Grantor signs and executes this instrument as her Irrevocable Trust Agreement and that she signs it willingly and that each of us in the presence and hearing of the Grantor hereby sign this Irrevocable Trust Agreement as witnesses to the Grantor signing and that to the best of our knowledge, the Grantor is over the age of nineteen years, of sound mind and disposing memory and under no constraint or undue influence.

Coleigh Dean

residing in Chelsea, Shelby County, Alabama;

Jacob Nall

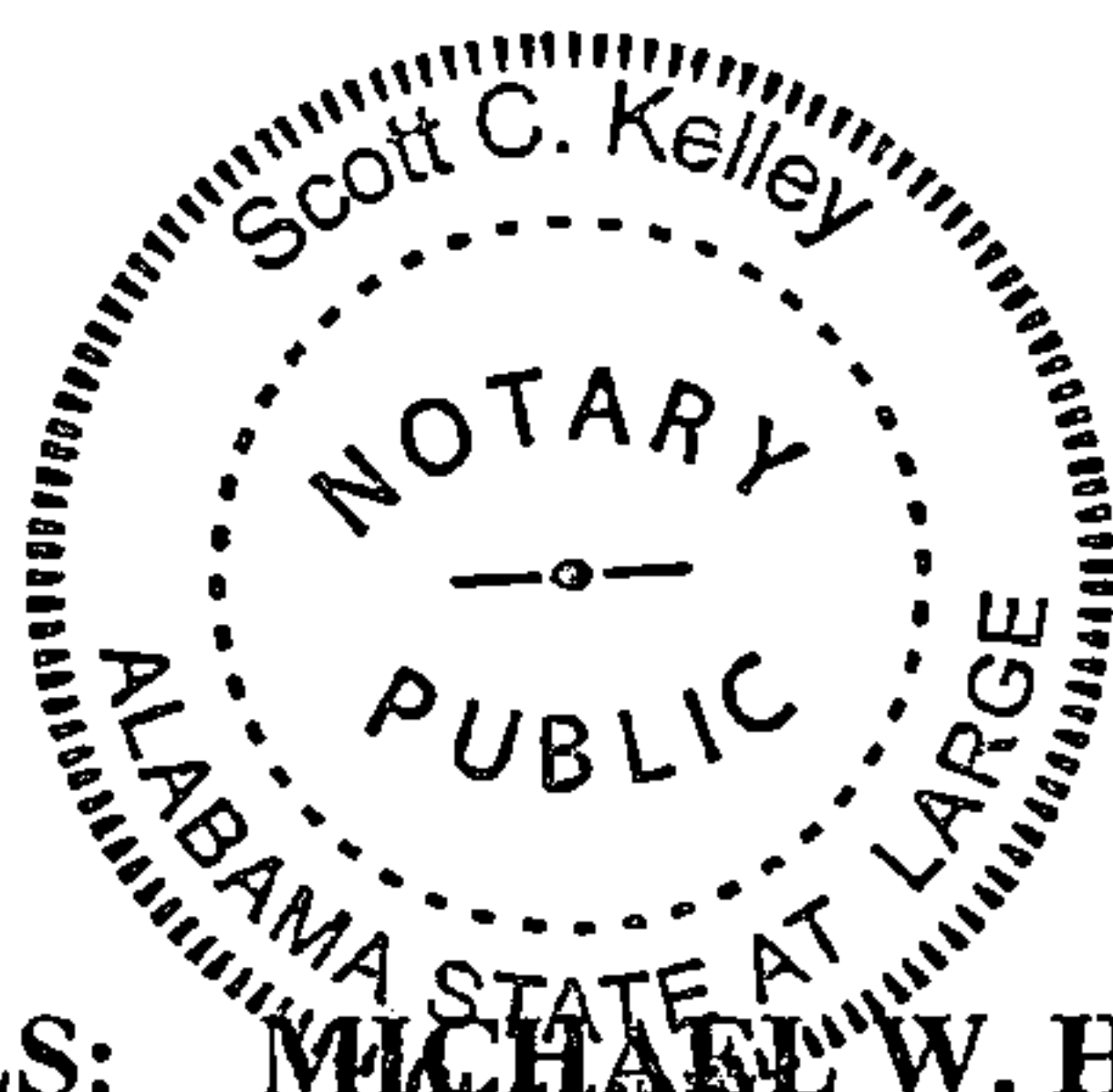
residing in Chelsea, Shelby County, Alabama;

STATE OF ALABAMA)

COUNTY OF Shelby)

Subscribed, sworn to and acknowledged before me by **MICHAEL W. HOOPER** and **CARLENE H. HOOPER**, and subscribed, sworn to and acknowledged before me by Coleigh Dean and Jacob Nall, the witnesses, this the 27 day of November, 2024.

SEAL



Scott C. Kelley

NOTARY PUBLIC

My Commission Expires: 11/28/2027

INITIALS: **MICHAEL W. HOOPER**
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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Morgan Hooper Drinkard

MORGAN HOOPER DRINKARD

"TRUSTEE"

307 FLAVIA CIRCLE

TROY, ALABAMA 36079

Coleigh Dean and Jacob Nall, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Trustee signs and executes this instrument and that he signs it willingly and that each of us in the presence and hearing of the Trustee hereby sign this Irrevocable Trust Agreement as witnesses to the Trustee signing and that to the best of our knowledge, the Grantor is over the age of nineteen years, of sound mind and disposing memory and under no constraint or undue influence.

Coleigh Dean residing in Chelsea, Shelby County, Alabama;

Jacob Nall residing in Chelsea, Shelby County, Alabama;

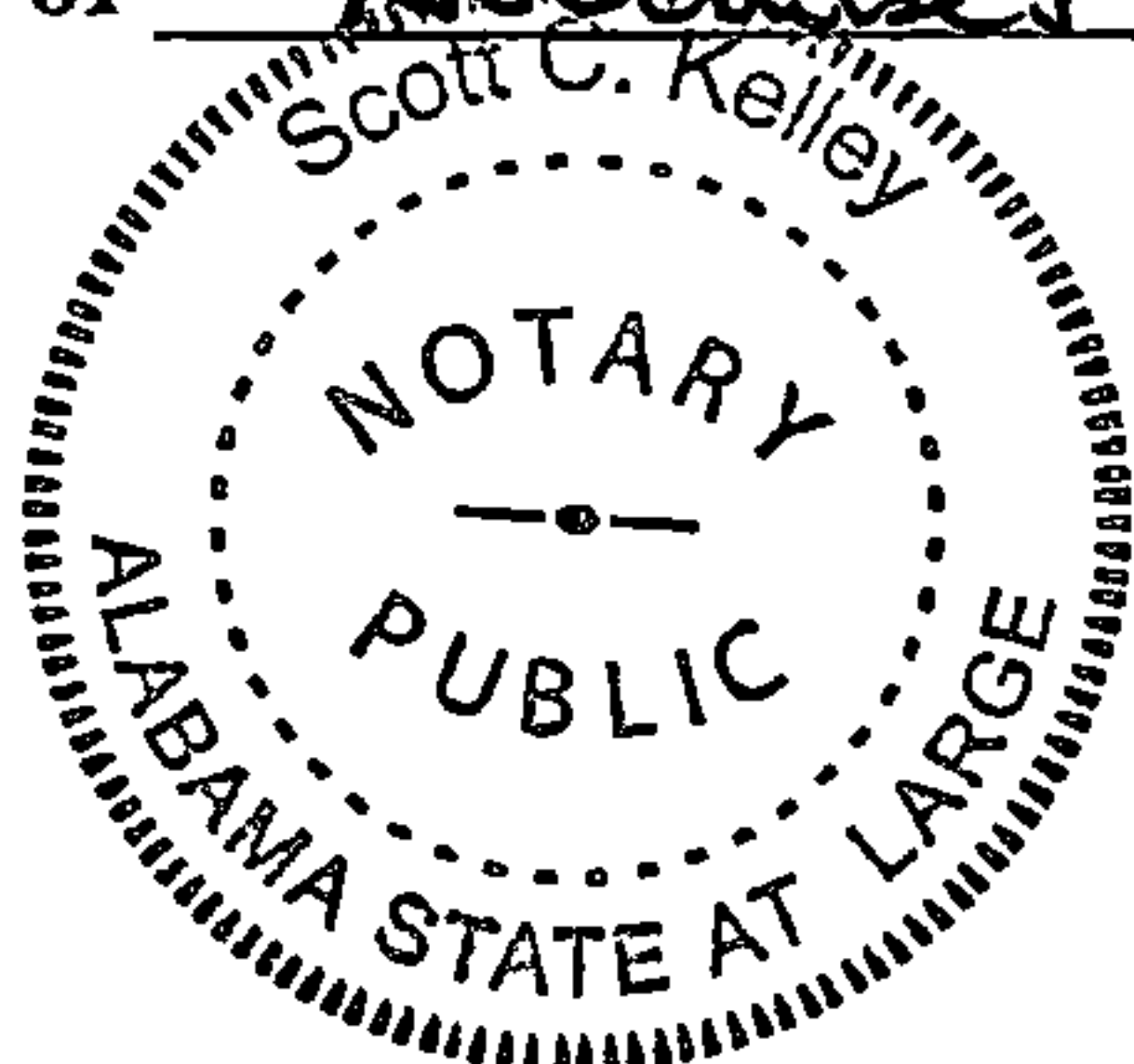
STATE OF ALABAMA)

COUNTY OF Shelby)

Subscribed, sworn to and acknowledged before me by **MORGAN HOOPER DRINKARD**, and subscribed, sworn to and acknowledged before me by

Coleigh Dean and Jacob Nall, the witnesses, this the 27 day of November, 2024.

SEAL



Scott C. Kelley
NOTARY PUBLIC

My Commission Expires: 11/28/2027

INITIALS: MICHAEL W. HOOPER
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

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MEREDITH HOOPER SNIDER

"TRUSTEE"

116 LAKE CHELSEA DRIVE
CHELSEA, ALABAMA 35043

Coleigh Dean and Jacob Nall, the
witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the
undersigned authority that the Trustee signs and executes this instrument and that he signs it
willingly and that each of us in the presence and hearing of the Trustee hereby sign this
Irrevocable Trust Agreement as witnesses to the Trustee signing and that to the best of our
knowledge, the Grantor is over the age of nineteen years, of sound mind and disposing memory
and under no constraint or undue influence.

Coleigh Dean residing in Chelsea Shelby County, Alabama;

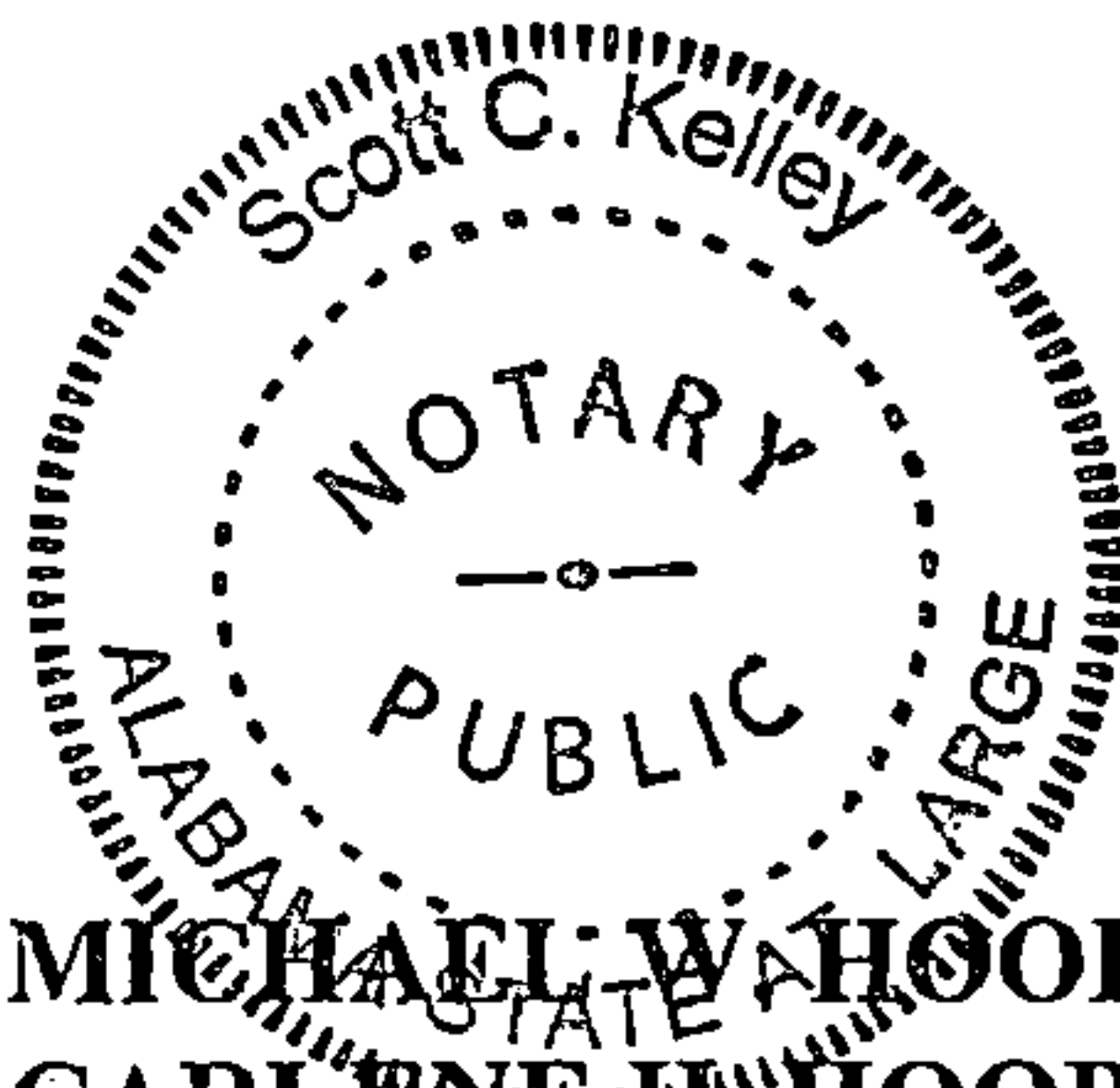
Jacob Nall residing in Chelsea Shelby County, Alabama;

STATE OF ALABAMA)

COUNTY OF Shelby)

Subscribed, sworn to and acknowledged before me by MEREDITH HOOPER SNIDER
, and subscribed, sworn to and acknowledged before me by
Coleigh Dean and Jacob Nall, the witnesses, this
the 27 day of November, 2024.

SEAL



INITIALS: MICHAEL W. HOOPER
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

NOTARY PUBLIC
My Commission Expires: 11/28/2027

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SCHEDULE A

1. REAL ESTATE AND HOME LOCATED AT 228 SASSAFRAS CIRCLE,
CHELSEA, ALABAMA 35043. (SEE ATTACHED DEED)

THIS INSTRUMENT PREPARED BY:

MATTHEW M. BAKER

Attorney at Law

Cervera, Ralph, Reeves, Baker & Hastings, LLC

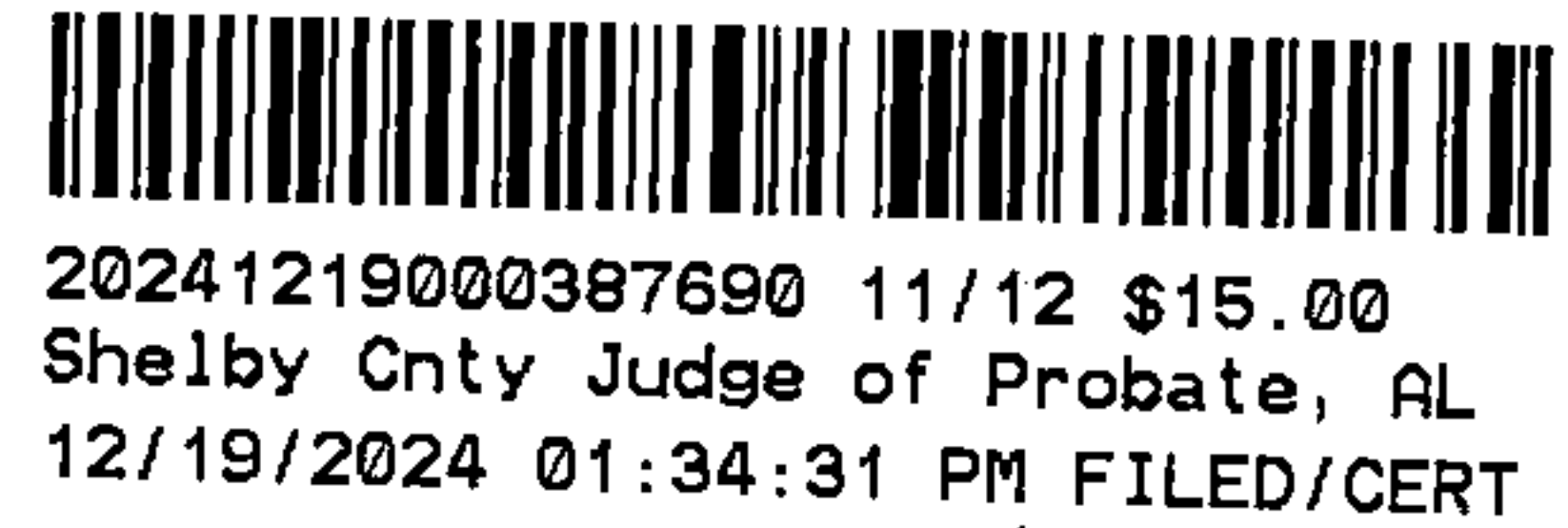
P.O. Box 325

Troy, AL 36081

(334) 566-0116

INITIALS: MICHAEL W. HOOPER
CARLENE H. HOOPER
MORGAN H. DRINKARD
MEREDITH H. SNIDER

MW H
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MHD
MHS



This Instrument Prepared By:
Matthew M. Baker, Attorney at Law
Cervera, Ralph, Reeves, Baker & Hastings, LLC
P.O. Box 325
Troy, AL 36081
(334) 566-0116

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the total value of **Four-Hundred Twenty-Eight Thousand Three-Hundred Dollars and no cents (\$428,300.00)**, which can be verified by the Lee County Revenue Commissioner's Office, the receipt and sufficiency of which is hereby acknowledged, we, **Michael W. Hooper and Carlene H. Hooper**, a married couple residing at **228 Sassafras Circle, Chelsea, Alabama, 35043** (hereinafter referred to as Grantors), do hereby grant, bargain, sell, confirm and convey unto the trustees of the **Hooper Property Living Trust Agreement, Morgan Hooper Drinkard**, a married woman residing at **307 Flavia Circle, Troy, Alabama 36081**, and **Meredith Hooper Snider**, a married woman residing at **116 Lake Chelsea Drive, Chelsea, Alabama 35043**, (hereinafter referred to as Grantees), their heirs, executors, administrators and assigns, all of their right, title and interest into the following described real estate, situated in **Shelby County, Alabama as described in the property description below,, to-wit:**

Lot 409, according to the Survey of the Yellowleaf Ridge Estates, 4th Sector, as recorded in Map Book 24, page 125, in the Office of the Judge of Probate pf Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance is made subject to all easements and rights of way of record affecting the above described property.

Reference: Deed 20030212470.

The preparer of this instrument renders no opinion as to merchantability of title as no title opinion was requested, performed or rendered. Further, the preparer of this instrument makes no representation or guarantee of the correctness of description, value of the above described property or the acreage.

TO HAVE AND TO HOLD to said Grantees. their heirs. executors, administrators, and assigns forever.

AND, the said Grantors, for themselves, their heirs. executors and administrators, covenant with the said Grantees, their heirs and assigns, that the Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances unless otherwise noted above; that Grantors have the right to sell and convey the same as aforesaid; that they will



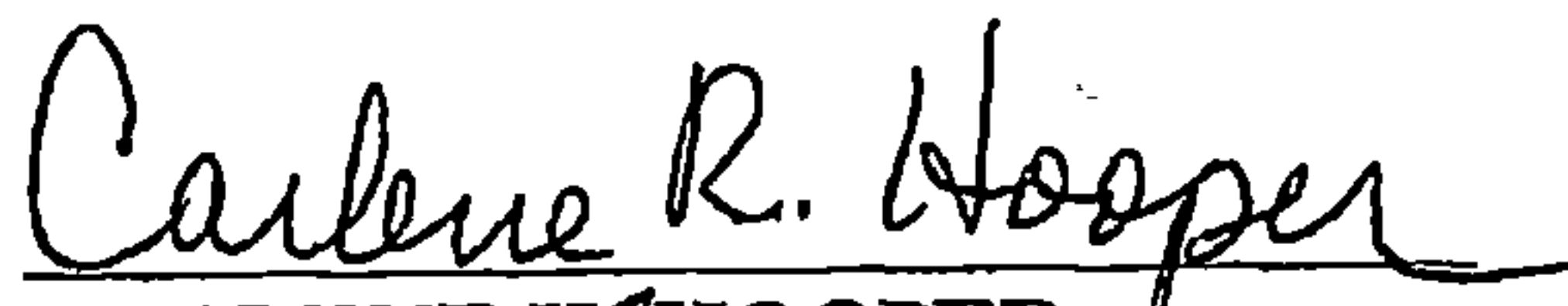
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and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set my hand and seal this the 27 day of November, 2024.



MICHAEL W. HOOPER
Grantor



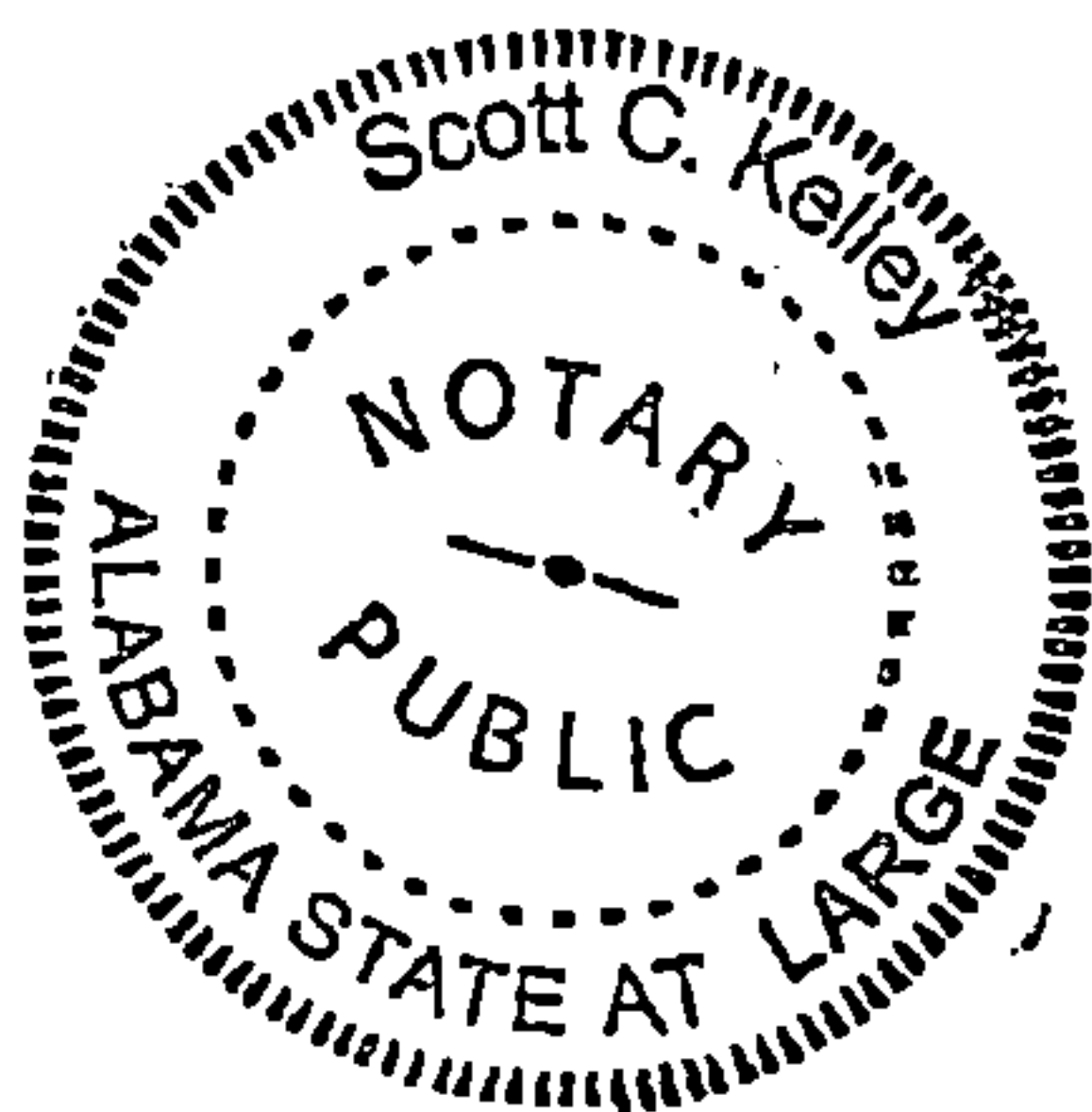
CARLENE H. HOOPER
Grantor R.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, Michael W. Hooper and Carlene H. Hooper, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date and for the purposes contained therein.

GIVEN under my hand and official seal this the 27 day of November, 2024.

SEAL




NOTARY PUBLIC
My Commission
Expires: 11/28/2027

Send Tax Notice to:

HOOPER LIVING TRUST
228 Sassafras Circle
Chelsea, Alabama 35043

Property Address
228 Sassafras Circle
Chelsea, AL 35043