

**This instrument prepared by and return to:**

Charles G. Kessler, Jr.  
3503 Bent River Road  
Vestavia Hills, Alabama 35216

**CERTIFICATION OF TRUST**  
(Ala. Code § 19-3B-1013)

Before me, the undersigned authority in and for said county and state, appeared the undersigned, who, being by me first duly sworn, states on oath the following:

1. **Name.** The *name* of the trust is the Nina J. Kessler Family Trust (the “Trust”), which was established under Section 3.2 of the Nina J. Kessler Revocable Living Trust dated December 19, 2013. Nina J. Kessler died testate on or about March 8, 2017, at which time the trust became irrevocable. Her will was admitted to probate in the Probate Court of Jefferson County, Alabama, on October 17, 2017, Case No. 17BHM02479. On April 17, 2018, the Trust was established, and as of the date of execution of this instrument, the Trust is in existence.

2. **Settlor.** The name and mailing address of the *settlor* of the Trust is Nina J. Kessler, 3505 Bent River Road, Vestavia Hills, Alabama 35216, who is now deceased.

3. **Trustee.** The name and mailing address of the Trustee named in the Trust is Charles G. Kessler, Jr, 3505 Bent River Road, Vestavia Hills, Alabama 35216.

4. **Powers.** The Trustee has the following powers:
- ☒ Full powers to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property under the Trust.
  - ☐ Limited powers to           N/A          .

5. **Revocability.** The Trust is considered ☐ revocable ☒ irrevocable. As of the date hereof, the Trust has not been terminated, revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

6. **Authority.** The authority to sign or otherwise act on behalf of the Trust requires ☒ one (1) Trustee to sign.

7. **Taxpayer Id..** The Trust’s Federal Employer Identification Number is XXXXXXXXXX

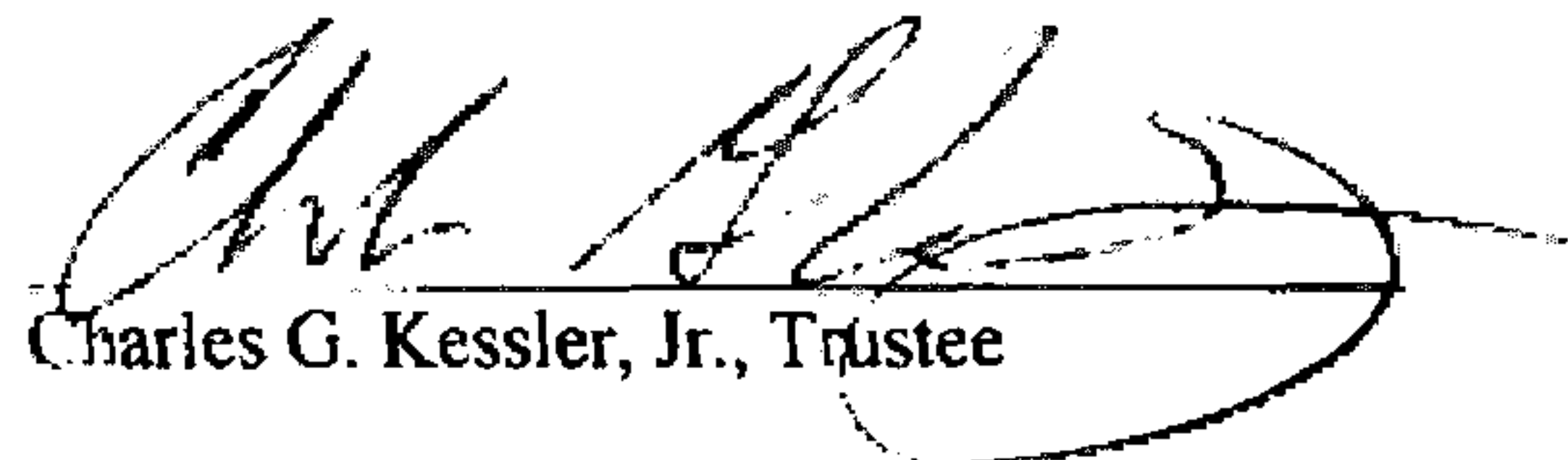
8. **Real Estate.** For the purpose of this Certification of Trust, the legal description of the portion of the real property owned by and to be conveyed by the Trust as of the date hereof is described on **EXHIBIT A** attached hereto and made a part hereof (the “Trust Property”):

9. Any person may rely upon this Certification of Trust as proof of the existence of the Trust and is relieved of any obligation or duty to verify that any transaction entered into by the Trustee is consistent with the terms and conditions of the Trust.

10. This Certification of Trust is executed as evidence of the existence of the Trust, the terms and conditions of which are incorporated herein by reference. By the terms of the Trust, in the event of the

death, resignation, or incapacity of the Trustee, the successor Trustee(s) shall become acting trustee(s) without further act, bond, or order.

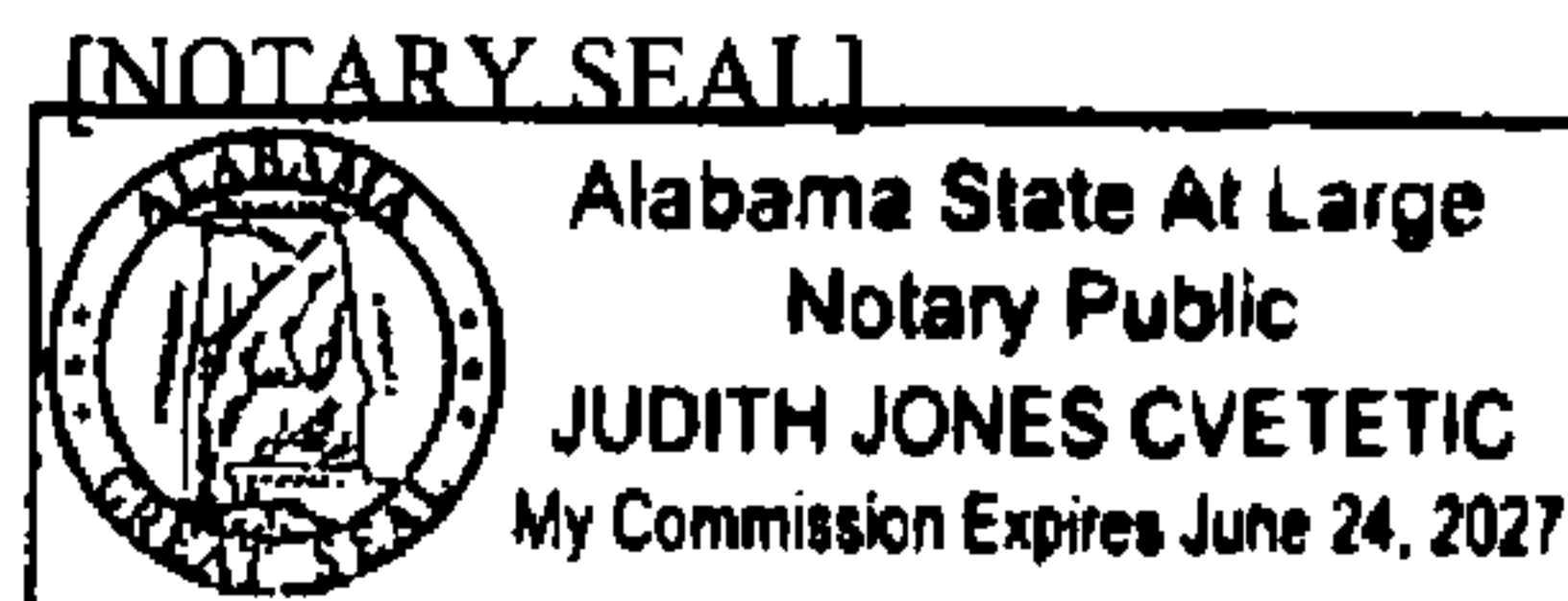
The statements contained in this Certification of Trust are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit the powers of the Trustee or successor Trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to the Trust Property.

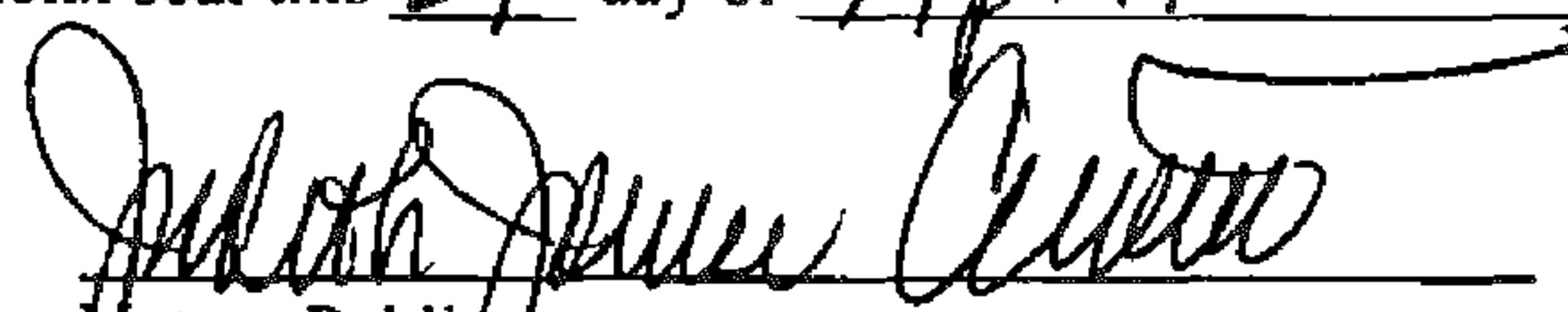
  
Charles G. Kessler, Jr., Trustee

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned notary public in and for said state and county, hereby certify that Charles G. Kessler, Jr., whose name as Trustee of the Nina J. Kessler Family Trust, 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 this instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 29 day of April, 2025.



  
Notary Public  
My Commission Expires: 06/24/2027

**EXHIBIT A****LEGAL DESCRIPTION**

A parcel of land situated in the North 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North along the West line of said 1/4-1/4 Section for a distance of 447.26 feet to a point; thence left 90 degrees and run west for a distance of 101.26 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence right 110 degrees 58 minute 30 seconds for a distance of 255.43 feet to a point on said right of way; thence left 90 degrees and run Northwesterly 10.00 feet to a point on said right of way; thence right 90 degrees and run northeasterly 122.94 feet to a point on said right of way and also being a point on a curve to the right, having a radius of 1607.04 feet and a central angle of 00 degrees 46 minutes 02 seconds thence run northeasterly for an arc distance of 21.06 feet to a point on said right of way; thence right 90 degrees from tangent southeasterly for 10.00 feet to a point on said right of way having a radius of 1597.04 feet and a central angle of 3 degrees 49 minutes 02 seconds thence turn left 90 degrees to the tangent of said point on curve and run northeasterly and along arc of said right of way for an arc distance of 106.40 feet to a point on said right of way also being the southwest corner of Shelby County tax parcel 13-7-36-1-001-027.002 and also being the point of beginning of said parcel; thence run South 64 degrees 27 minutes 25 seconds East for a distance of 90.46 feet; thence run North 89 degrees 29 minutes 04 seconds East for a distance of 280.20 feet to a point on a curve having a radius of 11,334.30 feet and a delta of 02 degrees 51 minutes 00 seconds; thence run along said curve for a distance of 563.79 feet; thence run North 56 degrees 17 minutes 34 seconds West for a distance of 350.31 feet; thence run North 60 degrees 56 minutes 33 seconds West for a distance of 223.60 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence run North 20 degrees 58 minutes 30 seconds East for a distance of 70.00 feet; thence North 69 degrees 1 minutes 30 seconds West for a distance of 10.00 feet; thence North 20 degrees 58 minutes 30 seconds East for a distance of 122.94 feet to a point on a curve having a radius of 1607.04 feet and a delta of 00 degrees 45 minutes 02 seconds; thence run along said curve for a distance of 21.05 feet; thence run south 69 degrees 01 minutes 30 seconds East for a distance of 10.00 feet to a point on a curve having a radius of 1597.04 feet and a delta of 03 degrees 49 minutes 02 seconds; thence run along said curve for a distance of 106.40 feet to the point of beginning.

**ALSO BEING DESCRIBED AS:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 36 AND RUN NORTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 447.26 FEET TO A POINT; THENCE LEFT 90 DEGREES AND RUN WEST FOR A DISTANCE OF 101.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD #11; THENCE TURNING RIGHT 110 DEGREES 58 MINUTES 30 SECONDS, RUN NORTH 21 DEGREES 12 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 183.35 FEET TO A POINT ON SAID RIGHT OF WAY, BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE NORTH 21 DEGREES 12 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 70.04 FEET TO A POINT; THENCE NORTH 68 DEGREES 51 MINUTES 49

SECONDS WEST FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE NORTH 21 DEGREES 13 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 122.91 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1607.04 FEET AND A DELTA OF 00 DEGREES 45 MINUTES 00 SECONDS; THENCE RUN NORTHEASTWARDLY, ALONG SAID CURVE, AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS NORTH 21 DEGREES 34 MINUTES 16 SECONDS EAST, 21.03 FEET) TO A POINT; THENCE RUN SOUTH 69 DEGREES 01 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVING TO THE SOUTHEAST, HAVING A RADIUS OF 1597.04 FEET AND A DELTA OF 03 DEGREES 48 MINUTES 35 SECONDS; THENCE RUN NORTHEASTWARDLY, ALONG SAID CURVE, AN ARC DISTANCE OF 106.19 FEET (CHORD BEARS, NORTH 23 DEGREES 03 MINUTES 45 SECONDS EAST, 106.17 FEET) TO A POINT; THENCE RUN SOUTH 64 DEGREES 29 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 90.54 FEET; THENCE RUN NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 280.25 FEET TO A POINT ON A CURVE, CONCAVING TO THE WEST, HAVING A RADIUS OF 11,334.30 FEET AND A DELTA OF 02 DEGREES 51 MINUTES 44 SECONDS; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 566.20 FEET (CHORD BEARS SOUTH 00 DEGREES 28 MINUTES 03 SECONDS EAST, 566.14 FEET) TO A POINT; THENCE RUN NORTH 56 DEGREES 00 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 350.44 FEET; THENCE RUN NORTH 60 DEGREES 42 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 223.79 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD #11, BEING THE POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/01/2025 02:09:36 PM  
 \$15.00 BRITTANI  
 20250501000130340

*Allen S. Bayl*