

This document prepared by:
Howard W. Neiswender, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Sources of Title: 1) Instr. #19750825000045890
 2) Instr. #20100707000215050

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

Send Tax Notice to:
Meredith Graves Davis, Trustee
Jack Lee Graves 2025 Trust
190 Pawnee Drive
Indian Springs, Alabama 35124

STATUTORY WARRANTY DEED

KNOW ALL MEN 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 to the undersigned,

JACK L. GRAVES, an unmarried man,
whose mailing address is 190 Pawnee Drive, Indian Springs, Alabama 35124,

(hereinafter referred to as “Grantor”), in hand paid by

**MEREDITH GRAVES DAVIS, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE JACK LEE
GRAVES 2025 TRUST DATED
THE 16TH DAY OF SEPTEMBER, 2025**
whose mailing address is 190 Pawnee Drive, Indian Springs, Alabama 35124,

(hereinafter referred to as “Grantee”), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama [herein referred to as the “Property”; the Property having an address of **190 Pawnee Drive, Indian Springs, Alabama 35124**, and an **Assessor’s Market Value of \$389,450.00** as can be verified by the records of the Shelby County, Alabama Tax Commissioner, Parcel No. 10-9-29-0-001-002.000], to-wit:

**SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR
LEGAL DESCRIPTION OF PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by a Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever. Grantor hereby covenants and agrees with Grantee and its successors and assigns that Grantor and his heirs and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

NOTES:

1. The Property being conveyed hereby was acquired by the Grantor and wife, Lila V. Graves, a/k/a Lila Vinson Graves ("**Grantor's Wife**"), from (i) James M. Norman, Jr. and wife, Dilana G. Norma, by Warranty Deed, Jointly for Life with Remainder to Survivor dated August 22, 1975, and filed for record on August 25, 1975, as Instrument #19750825000045890 in the Probate Office of Shelby County, Alabama (the "**Recording Office**") and (ii) Melvin Jack Dean and Wife, Verna Mae Dean, by Warranty Deed, Joint Tenants with Right of Survivorship dated June 22, 2010, and filed for record on July 7, 2010, as Instrument #20100707000215050 in the Recording Office.

2. On or about September 24, 2021, Grantor's Wife died, as shown on that certain Certificate of Death attached hereto as Exhibit B, leaving Grantor the sole owner of the Property, Grantor's and Grantor's Wife's joint tenancy not having been previously severed or terminated during their joint lives.

3. On or about SEPTEMBER 16, 2025, Grantor, as "Grantor", and Meredith Graves Davis, as "Trustee" thereunder, entered into that certain irrevocable trust agreement entitled the "**Jack Lee Graves 2025 Trust**" (said irrevocable trust agreement, together with any and all amendments thereto and/or restatement thereof, being herein referred to as the "**Trust Agreement**"), pursuant to which a trust (herein sometimes referred to as the "**Trust**") was created for the benefit of the beneficiaries thereof as provided therein.

4. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in its fiduciary capacity as named herein, to have, hold, and maintain and distribute as part of the Trust, for the benefit of the beneficiaries thereof as provided therein, the primary lifetime beneficiary of which is Grantor.

5. The Property IS and shall remain the homestead of the Grantor.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the “**Validation Form**”), Grantor hereby attests that, to the best of Grantor’s knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 16 day of September, 2025.

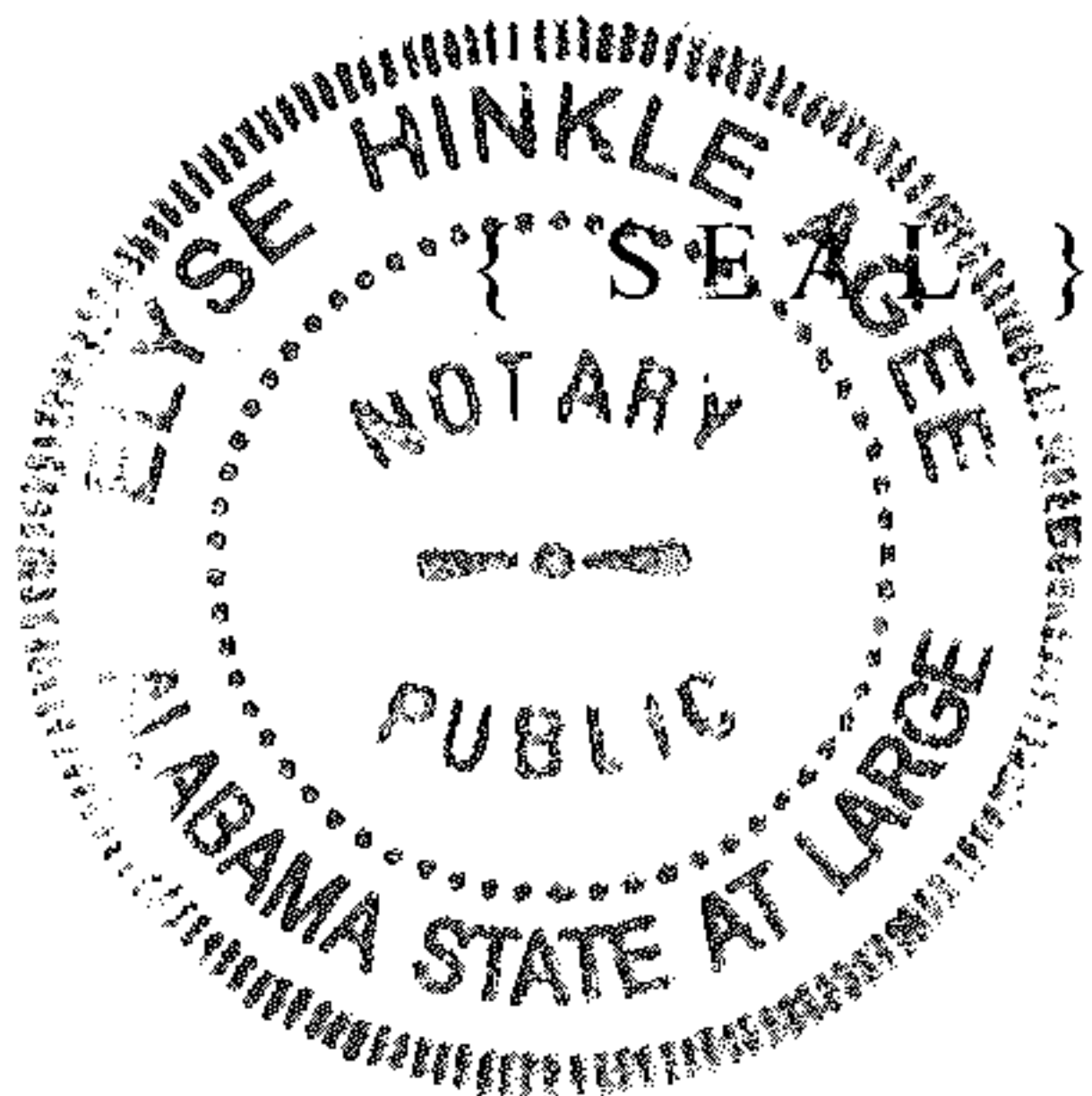
"GRANTOR":

Jack L Graves
JACK L. GRAVES

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **JACK L. GRAVES**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16TH day of SEPTEMBER, 2025.



Elyse Hinkle Agee

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JUNE 23, 2028

EXHIBIT A

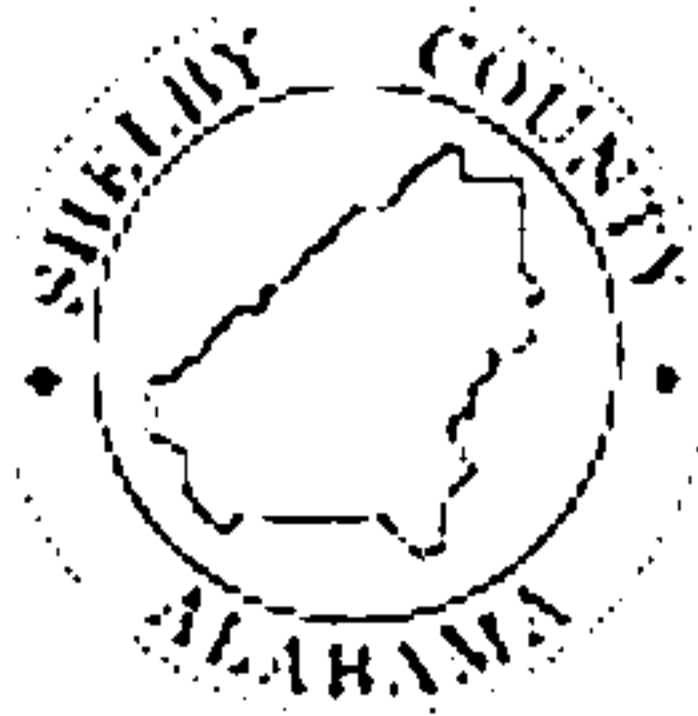
Tract 1:

Begin at the Northeast corner of SE-1/4 of NE-1/4 of Section 29, Township 19 South, Range 2 West, thence run South along the East line of SE-1/4 of NE-1/4 for a distance of 328.69 feet, thence turn an angle to the right of 91°23'15" and run a distance of 306.00 feet, thence turn an angle to the right of 88°36'30" and run a distance of 328.68 feet, thence turn an angle to the right of 91°22'30" and run a distance of 305.81 feet to the point of beginning. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Tract 2:

Commence at the NE corner of the SE ¼ of the NE ¼ of Section 29, Township 19 South, Range 2 West, thence run West along the North line of the SE ¼ of the NE ¼ for a distance of 305.8 feet to a POINT OF BEGINNING. At this point of beginning, turn an angle to the left of 91 degrees 22 minutes 30 seconds and run a distance of 278.68 feet; thence turn an angle to the right of 91 degrees 23 minutes 30 seconds and run a distance of 25 feet; thence turn an angle to the right of 88 degrees 36 minutes 30 seconds and run a distance of 278.68 feet; thence turn an angle to the right of 88 degrees 37 minutes 30 seconds and run a distance of 25 to the POINT OF BEGINNING. This parcel subject to a 25 foot semi-circular County Road Right-of-Way at the extreme south property line.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2025 11:15:14 AM
\$426.50 KELSEY
20250918000286990

Exhibit B*Allen S. Bayl*

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2021-48610**

1. DECEASED LEGAL NAME Lila Vinson Graves		2. DATE AND TIME OF DEATH Sep 24, 2021 1933	
3. ALIAS NAME (IF ANY) None Given		4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Jefferson	6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Vestavia Hills, 35243	7. PLACE OF DEATH Aspire Physical Recovery Center at Cahaba Riv	
8. SEX Female	9. LAST NAME PRIOR TO FIRST MARRIAGE Vinson	10. SERVED IN ARMED FORCES No	
11. AGE 78	12. DATE OF BIRTH Jul 20, 1943	13. BIRTHPLACE (State or Foreign Country) Georgia	14. SOCIAL SECURITY NUMBER [REDACTED]
15. MARITAL STATUS Married	16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Jack Graves	17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby	19. CITY, TOWN OR LOCATION AND ZIP CODE Pelham, 35124	20. STREET ADDRESS 190 Pawnee Drive	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Jack Graves, Husband, 190 Pawnee Drive, Pelham, AL 35124			
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Ed Vinson		23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Agnes Willingham	
24. DISPOSITION OF BODY Cremation	25. CEMETERY OR CREMATORY John's Ridout's Crematory	26. LOCATION Birmingham, Alabama	
27. DATE OF DISPOSITION Sep 28, 2021	28. FUNERAL DIRECTOR OR OTHER AGENT Misty Busic	29. LICENSE NUMBER 06562	30. DATE SIGNED Oct 4, 2021
31. FUNERAL HOME NAME AND ADDRESS Ridout's Southern Heritage, 475 Cahaba Valley Rd, Pelham, AL 35124			32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: Certifying Physician			
34. NAME Frantzcy Ceneus MD		35. LICENSE NUMBER 30357	36. DATE SIGNED Oct 3, 2021
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 245 Cahaba Valley Parkway, Suite 110, Pelham, Alabama 35124			
38. REGISTRAR Nicole Henderson Rushing			39. DATE FILED Oct 4, 2021
CAUSE OF DEATH			
40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH			INTERVAL
IMMEDIATE CAUSE UNDERLYING CAUSE	A. Multiple Sclerosis DUE TO (OR AS A CONSEQUENCE OF):		Unknown
	B. DUE TO (OR AS A CONSEQUENCE OF):		
	C. DUE TO (OR AS A CONSEQUENCE OF):		
	D. DUE TO (OR AS A CONSEQUENCE OF):		
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH			
42. MANNER OF DEATH Natural Causes	43. PREGNANT (IF FEMALE)	44. AUTOPSY Unk	45. FINDINGS CONSIDERED Unk
		46. TOXICOLOGY Unk	47. FINDINGS CONSIDERED Unk
		48. TOBACCO USE CONTRIBUTED TO DEATH Unknown	
49. HOW INJURY OCCURRED			
50. DATE AND TIME OF INJURY		51. INJURY AT WORK	52. IF TRANSPORTATION INJURY, SPECIFY
53. PLACE OF INJURY		54. LOCATION OF INJURY	

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-437-126-7

October 4, 2021

Nicole H. Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics