

This Instrument Prepared By:  
D. Lynn Cox  
413 Rhett Ave.  
Huntsville AL 35801

Send Tax Notice To:  
Billy Cox  
General Welding Frame &  
Machine Inc.  
645 2nd Ave. N.  
Birmingham AL 35203

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DEED OF DISTRIBUTION OF REAL PROPERTY

STATE OF ALABAMA )  
COUNTY OF SHELBY )

THIS DEED made and entered into on the 9th day of March, 1990, by Gail Lynch and Jerry Wayne Cox, as Co-executors of the Estate of Herman Cox, Deceased, hereinafter referred to as the GRANTORS, to Billy Cox, hereinafter referred to as the GRANTEE.

R E C I T A L S

A. Herman Cox, hereinafter referred to as the DECEDENT, died testate on August 23, 1988. His Last Will and Testament was admitted to the record of the Probate Judge of Shelby County, Alabama, Case Number 28-01, on December 16, 1988. Said Court issued Letters Testamentary to the GRANTOR on December 16, 1989, authorizing them to act on behalf of the estate of the Decedent.

B. Under the terms of the estate which includes the real property described below contained in ITEM TWO of the Will of the Decedent, said item provides as follows:

I give and devise to my children the real property owned by me in Shelby County in accordance with the survey commissioned by me and performed by Joseph E. Conn, Jr., dated February 16, 1988 and revised May 4, 1988, a copy of which is attached hereto.

Said item provides for the GRANTEE as follows:

I devise to my child, Billy Cox, the parcels described as No. 4 and No. 4'A on said survey.

Parcels No. 4 and 4'A are described as follows:

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Parcel No. 4

A PART OF THE N.E.1/4-N.W.1/4, SECTION 31, T.S.21S,R2W, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 89° 53' 47" W along the South line of said quarter-quarter a distance of 659.87' to a point, Thence run N 1° 59' 52" W a distance of 1,096.05' to a point on the Southerly right of way line of Shelby County Highway No. 12 in a curve to the right having a central angle of 12° 15' 04" and a radius of 2,864.87', Thence run Northeasterly along the said Southerly right of way line of said Highway an arc distance of 612.57' to the P.T. of said curve, Thence continue along the said Southerly right of way line of said Highway on a bearing of N 87° 47' 29" E a distance of 51.76' to a point on the intersection of the said Southerly right of way line of said Highway No 12 and the East line of the said Northeast quarter of the Northwest quarter of said Section 31, Thence run S 1° 59' 52" E along the said East line of said quarter-quarter a distance of 1,187.91' to the point of beginning, containing 17.48 acres and subject to all agreements, easements, and / or restrictions of probated record or applicable law.

There is attendant to this parcel a 30.0' wide easement for access, ingress and egress and the installation of any required utility service lines to parcels 5, 6, 7, 8, or 9, 30.0' West of and equally along the East line of this parcel, from the North line of subject parcel to the South line of same.

Parcel No 4'A'.

Commence at the southeast corner of the northeast quarter of the northwest quarter of Section 31, Township 31 south, Range 2 west, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter a distance of 659.87' to the southeast corner of Parcel 3 of said Herman Cox Estate Survey and the point of beginning of the property, Parcel 4'A', being described, Thence continue along last described course a distance of 540.0' to a point, Thence turn a deflection angle of 87° 53' 55" to the right and run northerly a distance of 340.0 to a point, Thence turn a deflection angle of 92° 06' 05" to the right and run easterly parallel with the south line of subject Parcel 4'A' a distance of 540.0' to a point, Thence turn a deflection angle of 87° 53' 55" to the right and run southerly parallel with the west line of subject Parcel 4'A' a distance of 340.0' to the point of beginning, containing 4.21 acres and subject to all agreements, easements, restrictions and / or limitations of probated record or applicable law.

C. The GRANTORS have determined that the real estate described herein and made the subject of this conveyance shall

be distributed to the GRANTEE in partial satisfaction of the provisions of ITEM TWO of the Will of the Decedent.

NOW, THEREFORE, in consideration of the premises, the GRANTORS do grant, bargain, sell and convey unto the said Billy Cox, as GRANTEE, all right, title, interest and claim in or to the following real estate situated in Shelby County, Alabama, to wit:

Parcel No. 4

A PART OF THE N.E.1/4-N.W.1/4, SECTION 31, T.S.21S,R2W, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 89° 53' 47" W along the South line of said quarter-quarter a distance of 659.87' to a point, Thence run N 1° 59' 52" W a distance of 1,096.05' to a point on the Southerly right of way line of Shelby County Highway No. 12 in a curve to the right having a central angle of 12° 15' 04" and a radius of 2,864.87', Thence run Northeasterly along the said Southerly right of way line of said Highway an arc distance of 612.57' to the P.T. of said curve, Thence continue along the said Southerly right of way line of said Highway on a bearing of N 87° 47' 29" E a distance of 51.76' to a point on the intersection of the said Southerly right of way line of said Highway No 12 and the East line of the said Northeast quarter of the Northwest quarter of said Section 31, Thence run S 1° 59' 52" E along the said East line of said quarter-quarter a distance of 1,187.91' to the point of beginning, containing 17.48 acres and subject to all agreements, easements, and / or restrictions of probated record or applicable law.

There is attendant to this parcel a 30.0' wide easement for access, ingress and egress and the installation of any required utility service lines to parcels 5,6,7,8, or 9, 30.0' West of and equally along the East line of this parcel, from the North line of subject parcel to the South line of same.

Parcel No 4'A'.

Commence at the southeast corner of the northeast quarter of the northwest quarter of Section 31, Township 31 south, Range 2 west, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter a distance of 659.87' to the southeast corner of Parcel 3 of said Herman Cox Estate Survey and the point of beginning of the property, Parcel 4'A', being described, Thence continue along last described course a distance of 540.0' to a point, Thence turn a deflection angle of 87° 53' 55" to the right and run northerly a distance of 340.0 to a point, Thence turn a deflection angle of 92° 06' 05" to the right and run easterly parallel with the south line of subject Parcel 4'A' a distance of 540.0' to a point, Thence turn a deflection angle of 87° 53' 55" to the right and run southerly parallel with the west line of subject Parcel 4'A'

a distance of 340.0' to the point of beginning, containing 4.21 acres and subject to all agreements, easements, restrictions and / or limitations of probated record or applicable law.

TO HAVE AND TO HOLD to said GRANTEE forever.

This instrument is executed by the GRANTORS solely in their representative capacities named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the GRANTORS in their individual capacities, and the GRANTORS expressly limit their liability in the representative capacities named.

IN WITNESS WHEREOF, the GRANTORS have executed this conveyance by setting their signatures, this the 7th day of March, 1990.

THE ESTATE OF HERMAN COX, DECEASED

Gail Lynch  
GAIL LYNCH, CO-EXECUTOR

Jerry W Cox  
JERRY WAYNE COX, CO-EXECUTOR

STATE OF ALABAMA )  
SHELBY COUNTY )

1. Deed Tax	-----\$	---
2. Mtg. Tax	-----\$	---
3. Recording Fee	-----\$	10.00
4. Indexing Fee	-----\$	5.00
5. No Tax Fee	-----\$	1.00
6. Certified Fee	-----\$	1.00
Total	-----\$	15.00

I, the undersigned authority, A Notary Public in and for the State at Large, hereby certify that Gail Lynch and Jerry Wayne Cox, as Co-Executors of the Estate of Herman Cox, Deceased, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me this date, that being informed of the contents of said instrument, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of MARCH, 1990.

Randy M. Moore  
Notary Public

My Commission Expires: 7-11-92  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

90 MAY -2 PH 2:39

Thomas M. Johnson  
JUDGE OF PROBATE