

**THIS INSTRUMENT PREPARED BY:**

**JAMES R. MONCUS, JR.**  
1313 Alford Avenue  
Birmingham, Alabama 35226

**SEND TAX NOTICES TO:**

**David E. Harrell**  
1205 Ashville Road  
Montevallo, AL 35115

**PERSONAL REPRESENTATIVE'S WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS that John K. Lucas and Charles R. Reynolds, as Co-Personal Representatives of the Estate of Irene Elizabeth Arnold, deceased, who will sign this conveyance, which Estate was duly admitted to Probate in the Probate Court of Shelby County, Alabama, Probate Case No. 34-137, hereinafter called the **GRANTORS**, for and in consideration of the sum of **Fifty-Eight Thousand and no/100 Dollars (\$58,000.00)** consideration in hand paid to the said Grantor by David E. Harrell, hereinafter called **GRANTEE**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEE**, and to the heirs and assigns of said **GRANTEE** forever, in fee simple, subject to the provisions hereinafter contained, all that certain real property lying and situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

**A parcel of land in the SW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:**

**Commence at the NW corner at the intersection of the West right of way line of Alabama Highway No. 119 and the North right of way line of Valley Street in the Town of Montevallo, Alabama and run thence Northeasterly along the Westerly right of way line of Alabama Highway No. 119 a distance of 131.50 feet to an existing open top pipe corner; thence turn 121 deg. 28 min. 51 sec. left and run West-Southwesterly a distance of 173.65 feet to an existing axle corner; thence turn 93 deg. 29 min. 03 sec. left and run Southerly a distance of 120.63 feet to an existing open top pipe corner on the Northerly margin of Valley Street; thence turn 91 deg. 21 min. 16 sec. left and run Easterly along the said margin of said Valley Street a distance of 98.0 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the current year and thereafter.**

**Subject to easements, restrictions, conditions, covenants and rights-of-way of record, if any.**

**\$50,000.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**Inst # 1997-37839**

**11/20/1997-37839  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCJ 19.00**


**Inst # 1997-37839**

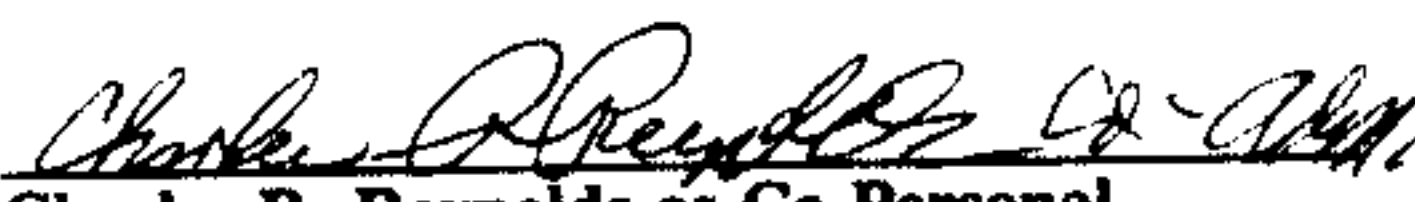
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said GRANTEE, his heirs and assigns forever.

AND, except as to the above and the taxes hereafter falling due, which are assumed by the GRANTEE, the said GRANTORS, for themselves as Co-Personal Representatives, and for his heirs and assigns, does hereby covenant and warrant unto the said GRANTEE, and to his heirs and assigns forever, that the Estate is seized of an indefeasible estate in said property in fee simple and has a good and lawful right to sell and convey the same; that they as Co-Personal Representatives are in quiet and peaceable possession thereof; and that the said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever except those stated above and that the said GRANTORS, for themselves and for his heirs and assigns, WILL FOREVER WARRANT AND DEFEND the title to and possession of said real property unto the said GRANTEE, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set their hands and seals on this the 13th day of November, 1997.

  
John K. Lucas as Co-Personal  
Representative of the Estate of Irene Elizabeth  
Arnold, deceased

  
Charles R. Reynolds as Co-Personal  
Representative of the Estate of Irene Elizabeth  
Arnold, deceased

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public, in and for said County and State, hereby certify that John K. Lucas and Charles R. Reynolds, as Co-Personal Representatives of the Estate of Irene Elizabeth Arnold, deceased, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 13th day of November, 1997.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/00 \* 1997-37839

11/20/1997-37839  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 19.00