20060328000143820 1/2 $24.00
Shelby Cnty Judge of Probate,AL
03/28/2006 10:52:19AM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Jerry B. Hall
(Address) 8800 Highway 155
Montevallo, AL 35115

MINIMUM VALUE: $10,000.00

Personal Representative Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOSEPH G. BRUNO, III, as Personal Representative of the Estate of TERRELL HALL, deceased**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JERRY B. HALL,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A parcel of land being a portion of that certain tract as described in Deed Book 149, Page 51 recorded in the office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows: Begin at the Northeast corner of the Northwest ¼ of the Northeast ¼ of Section 11, Township 24 North, Range 12 East, St. Stevens Principal Meridian, Shelby County, Alabama, run thence S 05°09'14" E along the East boundary line of said ¼- ¼ for a distance of 127.76 feet to a rebar set (1/2" rebar set with a yellow plastic cap stamped "CARR 00010LS", hereinafter simply referred to as "rebar set"); thence leaving said East boundary line, S 36°22'28" W for a distance of 262.23 feet to a rebar set on the Northerly right-of-way line of Montevallo-Jemison Highway (a.k.a State Highway 155) as it presently exist; thence along said right-of-way line, N 57°45'00" W for a distance of 301.01 feet to a ½" pipe found in place; thence N 28°59'36" E along the Easterly boundary line of that certain parcel of land as described in Deed Book 186, Page 423 recorded in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 206.28 feet to a rebar set on the North boundary line of the aforesaid Section 11; thence S 89°29'17" E along said North boundary line for a distance of 298.64 feet, to the Point of Beginning, Containing 2.1309 acres (92, 820 square feet), more or less.

The legal description contained herein is derived from that certain survey of Carr and Associates Engineers, Inc., by and through Jeffery N. Lucas, Alabama P.L.S Number 16680, dated July 15, 2002.

Source of Title: Quit Claim Deed Recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20020731000354910

THIS DEED IS EXECUTED PURSUANT TO ORDER OF THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER PR-2005-000326.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR **Joseph G. Bruno, III**, as Personal Representative of the **Estate of Terrell Hall,** who is authorized to execute this conveyance, hereto set his signature and seal, this the 28th day of March, **2006**.

Estate of Terrell Hall, deceased

Joseph G. Bruno

By: Joseph G. Bruno
Its: Personal Representative

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Joseph G. Bruno, III,** whose name as **Personal Representative** of the **Estate of Terrell Hall, deceased**, 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 the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 28th day of March, **2006**.

Notary Public
My Commission Expires: 8/13/09

Shelby County, AL 03/28/2006
State of Alabama

Deed Tax:$10.00