



20060906000439590 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/06/2006 03:02:18PM FILED/CERT

This instrument was prepared by:

Send Tax Notice To:

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Kevin F. Smith
1911 Lakeland Trail
Helena, AL 35080

PERSONAL REPRESENTATIVE’S DEED

NOTE: LEGAL DESCRIPTION PROVIDED BY GRANTOR. NO CERTIFICATION MADE TO TITLE.

STATE OF ALABAMA)
 :
SHELBY COUNTY)

W I T N E S S E T H

WHEREAS, **Jan Lewis, also known as Jan Elizabeth Smith-Lewis** (the “Decedent”), a resident of Shelby County, Alabama, died intestate on November 10, 2004;

WHEREAS, the administration of the Decedent’s estate was duly commenced in the Probate Court of Shelby County, Alabama, on January 14, 2005, in Case No. PR-2005-000012; and Letters of Administration were issued to Kevin Smith on said date;

WHEREAS, at the time of the Decedent’s death, the Decedent owned certain real property located in Helena, Shelby County, Alabama (the “Shelby County Property”, as hereinafter defined);

WHEREAS, the Decedent was survived by a spouse, Kevin Smith, and, pursuant to Ala. Code §43-8-41, the Decedent’s entire interest in the Shelby County Property passed to the Decedent’s spouse;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the above recitals, which are incorporated herein by reference thereto, and Ten dollars (\$10.00), and other good and valuable consideration, to the undersigned **Kevin F. Smith**, as Personal Representative of the Estate of Jan Elizabeth Smith-Lewis (hereinafter “Grantor”), in hand paid by Kevin F. Smith (hereinafter “Grantee”), the receipt whereof is hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee the Decedent’s entire interest in and to the Shelby County Property, to wit:

Lot 16, according to the Survey of Sunnybrook Subdivision, First Addition, as recorded in Map Book 7, page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID #13-8-33-0-000-042.000



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Subject to:

1. Taxes for 2006 and subsequent years; and
2. Easements, restrictive covenants, reservations, rights of way, and restrictions of record affecting the subject property; and
3. That certain Mortgage executed in favor of Wells Fargo, as lender, as lender; and
4. That certain Modification of Mortgage executed April 28, 2004 by and between Jan Smith Lewis and Kevin F. Smith, as borrowers, and Regions Bank, as lender, as recorded in the probate office of Shelby County, Alabama on May 6, 2004.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

This instrument is executed by Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor in his individual capacity, and Grantor expressly limits her liability hereunder to the property now or hereafter held by him in the representative capacity named.

IN WITNESS WHEREOF, **Kevin F. Smith**, in his capacity as the Personal Representative of the Estate of Jan Elizabeth Smith-Lewis, deceased, has subscribed his name hereto on this 6 day of Sept, 2006.

KEVIN F. SMITH, as Personal Representative of the Estate of Jan Elizabeth Smith-Lewis, a/k/a Jan Lewis, deceased

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STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin F. Smith, as the Personal Representative of the Estate of Jan Elizabeth Smith-Lewis, 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, with full authority, executed the same voluntarily, in his capacity as Personal Representative of the Estate of Jan Elizabeth Smith-Lewis, deceased.

GIVEN UNDER MY HAND AND SEAL this the 6 day of Sept, 2006.

[SEAL]

Christina Babineaux
Notary Public

My Commission Expires: 6/21/10

