

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE LAWS OF  
INTESTATE SUCCESSION OF THE STATE OF ALABAMA AND THE  
ADMINISTRATION OF THE ESTATE OF JUANITA JEAN KELLER McCORMICK,  
DECEASED, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO.  
PR-2004-000632.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

Send Tax Notice to:  
Harold T. McCormick  
5 Winged Foot  
Shoal Creek, Alabama 35242

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum  
of Ten Dollars (\$10.00) and other good and valuable consideration to **HAROLD T.  
McCORMICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA  
JEAN KELLER McCORMICK, DECEASED** (hereafter referred to as the "Grantor"), in hand  
paid by **HAROLD T. McCORMICK**, being the surviving spouse of Juanita Jean Keller  
McCormick, **AND GREGORY S. McCORMICK, BLAKE E. McCORMICK, KAREN A.  
DEVNEW, TARA M. BRYANT, STACIE McCORMICK, AND MARK T. McCORMICK**,  
being the sole children and, together with the said Harold T. McCormick, being the sole heirs-at-  
law of Juanita Jean Keller McCormick (the aforementioned surviving spouse and children of the said  
Juanita Jean Keller McCormick being hereafter referred to each singularly as a "Grantee" and  
collectively as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does  
by these presents GRANT, BARGAIN, SELL and CONVEY unto the Grantees, as tenants in  
common, unequal undivided interests as follows:

- (a) to Harold T. McCormick an undivided one-half (1/2) interest;
- (b) to Gregory S. McCormick an undivided one-twelfth (1/12th) interest;
- (c) to Blake E. McMormick an undivided one-twelfth (1/12th) interest;
- (d) to Karen A. Devnew an undivided one-twelfth (1/12th) interest;
- (e) to Tara M. Bryant an undivided one-twelfth (1/12th) interest;
- (f) to Stacie McCormick an undivided one-twelfth (1/12th) interest; and
- (g) to Mark T. McCormick an undivided one-twelfth (1/12th) interest,

in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 16-B-1 and 16-C-1, according to the Map of Shoal Creek Subdivision, as  
recorded in Map Book 17, Page 70, in the Probate Office of Shelby County,  
Alabama.



**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 premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby, Alabama; recorded or unrecorded leases; any rights of parties in possession; 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 conveyed herein.


**TO HAVE AND TO HOLD** to the said Grantees, as tenants-in-common, in the undivided interests as set forth above, and to their respective heirs and assigns, in fee simple forever.

**NOTE:** The property herein conveyed is the same property originally conveyed to Juanita Jean McCormick by that certain Warranty Deed dated July 27, 2004, and filed for record on July 29, 2004, under Document Number 20040729000421750 in the Probate Office of Shelby County, Alabama. Juanita Jean McCormick and Juanita Jean Keller McCormick are one and the same person.

**NOTE:** This instrument is being executed by the undersigned solely in the representative capacity set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as Personal Representative of the above-referenced Estate.

**IN WITNESS WHEREOF**, the said Grantor has hereto set the Grantor's hand and seal on this the 15<sup>th</sup> day of September, 2006.

**"GRANTOR"**

  
Harold T. McCormick, as Personal  
Representative of the Estate of Juanita Jean  
Keller McCormick, Deceased

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Harold T. McCormick, whose name as Personal Representative of the Estate of Juanita Jean Keller McCormick, Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of September, 2006.

{ SEAL }

Jeanette R. Dumas  
Notary Public  
My Commission Expires: 5/11/2009

**This instrument prepared by:**

Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727