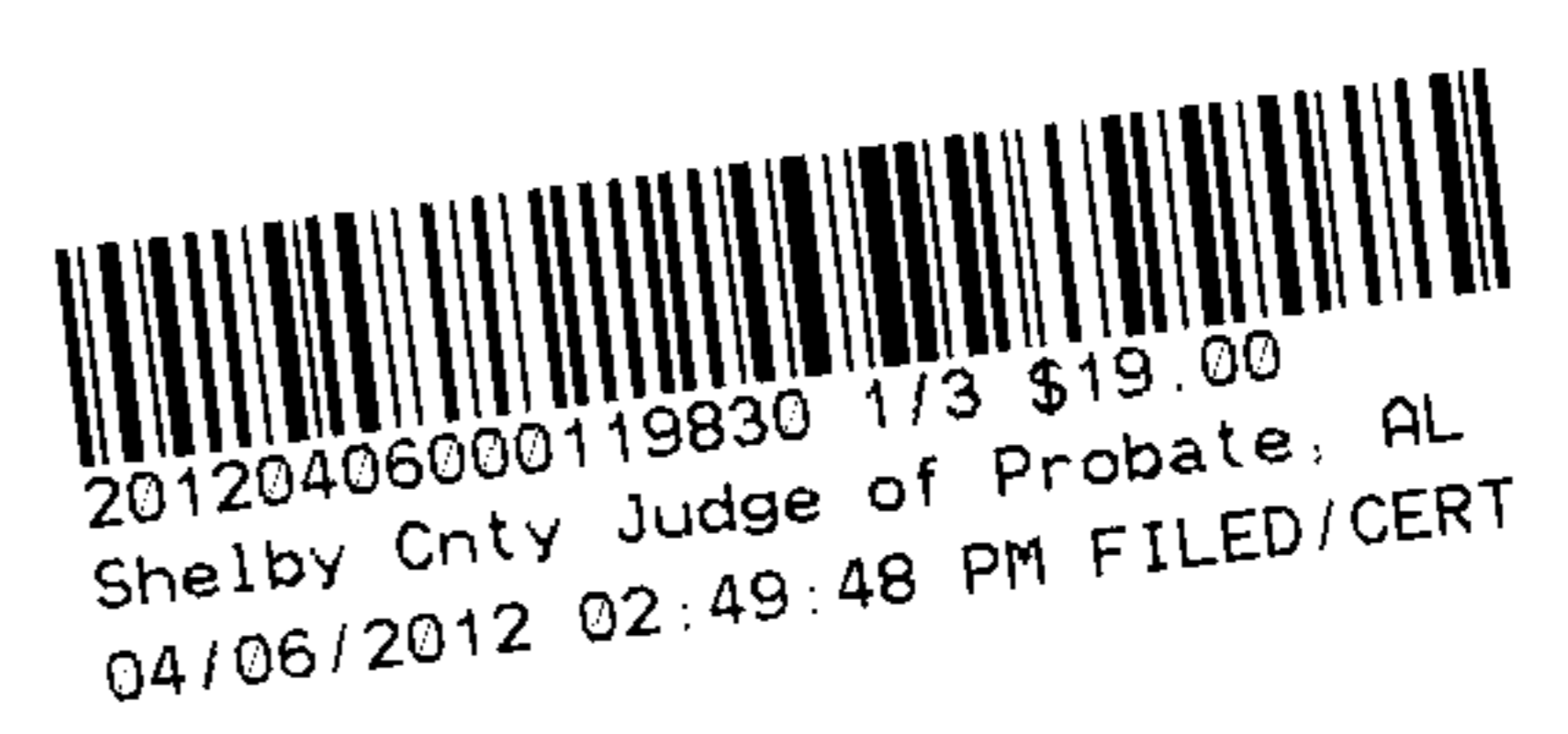


THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)
Jack T. Carney)
The Law Office of Jack Carney, LLC)
P.O. Box 43647)
Birmingham, Alabama 35243)
(205) 969-8181)
)

\$ 31,640.00

In the matter of the)
Estate of Edward A. Pigan,)
Deceased)



Case No: PR-2009-000418

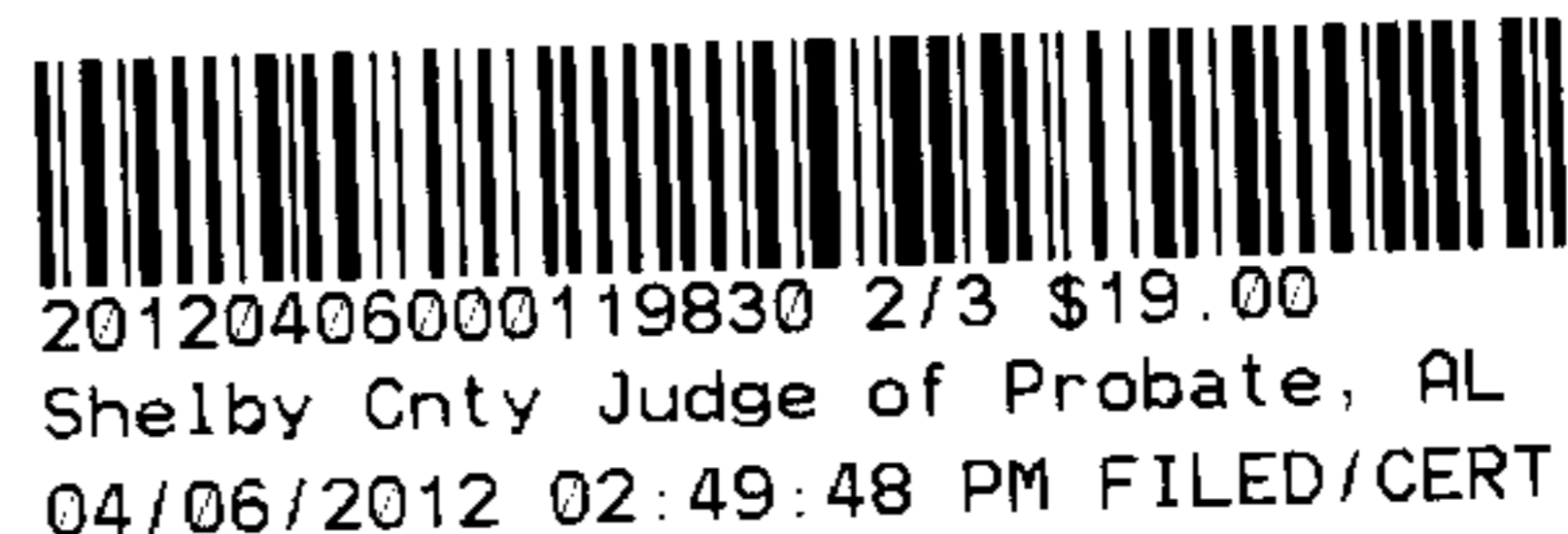
- Above This Line Reserved for Official Use -

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward A. Pigan, Jr.**, as Personal Representative of the Estate of Edward A. Pigan, hereinafter referred to as "Grantor," does hereby grant, convey and warrant unto **Eleanor Pigan**, hereinafter referred to as "Grantee," the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

From the Northwest corner of the SW ¼ of Section 17, Township 21 South, Range 2 West, run South 43 deg. 45 min. East for 29.0 feet; thence South 01 deg. 20 min. East for 245.3 feet; thence South 28 deg. 00 min. East for 393.59 feet; thence North 81 deg. 47 min. 20 sec. East for 222.03 feet; thence North 1 deg. 49 min. West for 228.0 feet to the point of beginning of the land herein described; thence run North 82 deg. 28 min. 20 sec. East for 156.32 feet; thence North 07 deg. 31 min. 40 sec. West for 290.0, more or less, to a point of 20.0 fee South of North boundary line of the SW ¼ of Section 17, Township 21 South, Range 2 West; thence run North 88 deg. 10 min. West 135.0 feet; thence run Southeasterly 320.76 feet, more or less to the point of beginning; situated in Shelby County, Alabama.



SUBJECT TO:

Transmission Line Permits to Alabama Power Company as recorded in Deed Book 129 page 44; Deed Book 133 page 591; Deed Book 165 page 122; Deed Book 203 page 254 and Deed Book 245 page 94 in the Probate Office of Shelby County, Alabama

Title to minerals underlying the caption lands with mining rights and privileges as reserved in Deed Book 126 page 495 in the Probate Office of Shelby County, Alabama. Reservations and restrictions as contained in instrument recorded in Deed Book 284 page 688 in the Probate Office of Shelby County, Alabama.

Less and except the following land that was deeded from the Edward A. Pigan to Lee Carden and Stacy Carden on October 25, 2001.

Commence at the NW corner of the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 43 degrees 45 minutes 0 seconds East for a distance of 29.00 feet; thence South 3 degrees 10 minutes 59 seconds East for a distance of 44.65 feet to the southerly right of way of Mellow Lane; thence South 89 degrees 28 minutes 0 seconds East along said right of way a distance of 391.97 feet; thence South 1 degree 29 minutes 50 seconds East and leaving said right of way a distance of 184.90 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 103.08 feet; thence North 82 degrees 53 minutes 56 seconds East a distance of 156.74 feet; thence North 7 degrees 6 minutes 59 seconds West a distance of 96.58 feet; thence South 85 degrees 14 minutes 54 seconds West a distance of 146.77 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated September 28, 2001.

SUBJECT TO:

Taxes for 2002 and subsequent years, easements, restrictions, rights of way of and permit of records.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

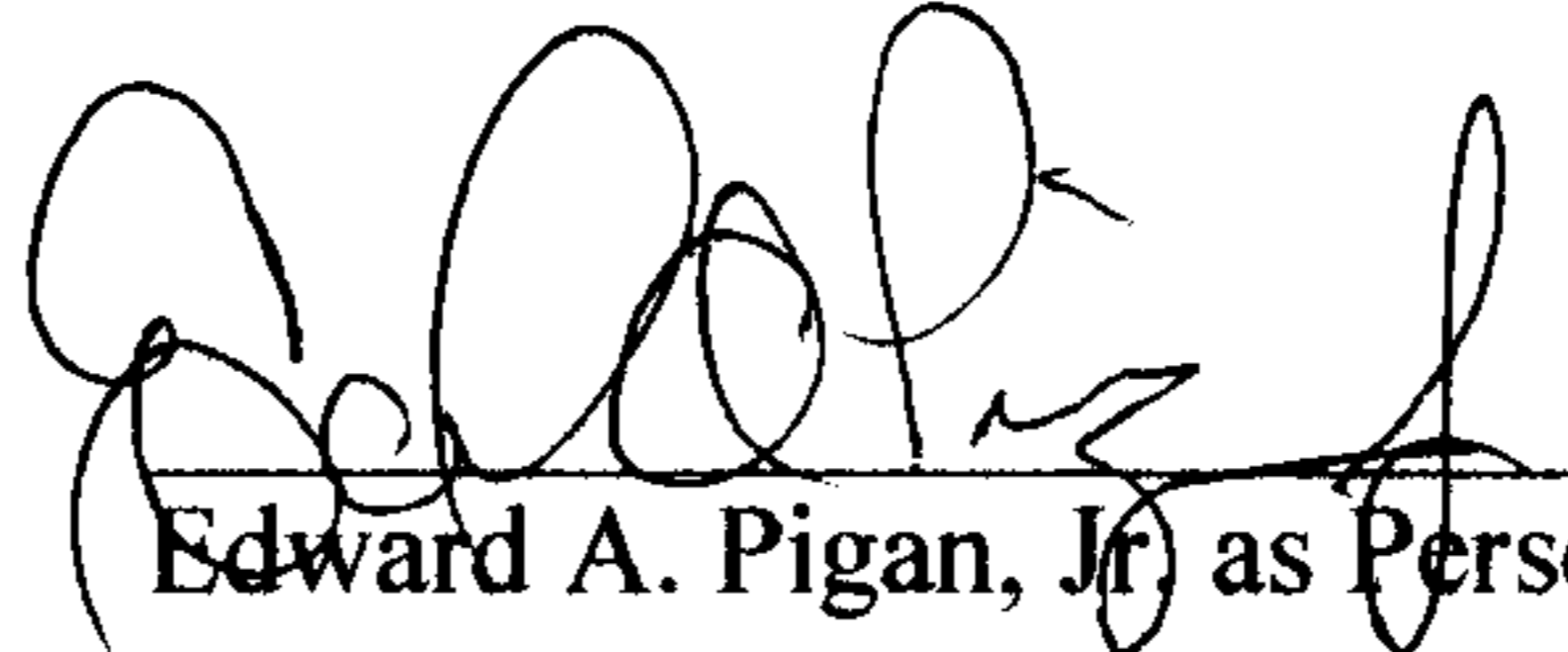
GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



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Shelby Cnty Judge of Probate, AL
04/06/2012 02:49:48 PM FILED/CERT


Taxes payable _____, 2012 shall be paid by Grantee.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 10 day of March, 2012.

 (SEAL)
Edward A. Pigan, Jr) as Personal Representative of
the Estate of Edward A. Pigan

STATE OF PENNSYLVANIA)
) ACKNOWLEDGMENT
COUNTY OF WESTMORELAND)

I, John J. McGuigan, a Notary Public, within and for the State of Pennsylvania and County of Westmoreland, hereby certify that Edward A. Pigan, Jr., whose name 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 voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of Edward A. Pigan on the day the same bears date. Given under my hand this 10th day of March, 2012.


Signature of Notary Public

John J. McGuigan
Name of Notary Public

My Commission expires: June 6, 2015

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
John J. McGuigan, Notary Public
Murrysville Boro, Westmoreland County
My Commission Expires June 6, 2015