



20141001000307780 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/01/2014 12:44:55 PM FILED/CERT

STATE OF ALABAMA)

EXECUTOR'S DEED

SHELBY COUNTY)

THIS INDENTURE, made and entered into on this the 19 day of August, 2014, by and between **Michael Taunton, Executor of the Estate of Reggie E. Taunton, deceased**, who resides at 1550 Tara Drive, Columbiana, Alabama 35051, party of the first part, and **Michael Taunton, a married man**, who resides at 1550 Tara Drive, Columbiana, Alabama 35051, party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration in hand paid by said party of the second part unto said party of the first part, the receipt of which is hereby acknowledged, said party of the first part has bargained and sold, and does by these presents, grant, bargain, sell, and convey unto said party of the second part, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, T19S, R1W; thence proceed in a northerly direction along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 435.17 feet to a point, being a point on the Southeast Right-of-Way Boundary line of Shelby County Highway No. 47; thence turn an angle of $36^{\circ}39'08''$ to the right and run along said ROW for a distance of 18.00 feet to a concrete ROW marker; thence turn an angle $9^{\circ}01'25''$ to the right and continue along said ROW for a distance of 116.14 feet to a concrete ROW marker; thence turn an angle of $38^{\circ}29'36''$ to the left and continue along said ROW for a distance of 78.22 feet to a concrete ROW marker; thence turn an angle of $34^{\circ}21'12''$ to the right and continue along said ROW for a distance of 161.18 feet to a concrete ROW marker, being on the South ROW line of new U.S. 280; thence turn an angle of $38^{\circ}39'45''$ to the right and proceed along said South ROW line of U.S. 280 for a distance of 437.00 feet to a point; thence turn an angle of $1^{\circ}16'23''$ to the right and continue along said ROW for 91.06 feet to a point; being a point on Yellowleaf Creek; thence turn an angle of $152^{\circ}54'06''$ to the right and proceed along Yellowleaf Creek for a distance of 99.56 feet; thence turn an angle of $24^{\circ}32'58''$ to the right and continue along said Creek for a distance of 220.51 feet; thence turn an angle of $54^{\circ}53'56''$ to the left and continue along said Creek for a distance of 415.03 feet; thence turn an angle of $19^{\circ}58'11''$ to the right and continue along said Creek for a distance of 263.15 feet; thence turn an angle of $15^{\circ}00'09''$ to the left and continue along said Creek for a distance of 169.38 feet to the point of beginning. Said parcel is subject to easements and rights-of-way of record. Said parcel is lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, T19S, R1W, and contains 3.73 acres.

tax assessor's value \$906,606.40
29

The property address for the above described property is 16383 U.S. Highway 280, Chelsea Alabama 35043.

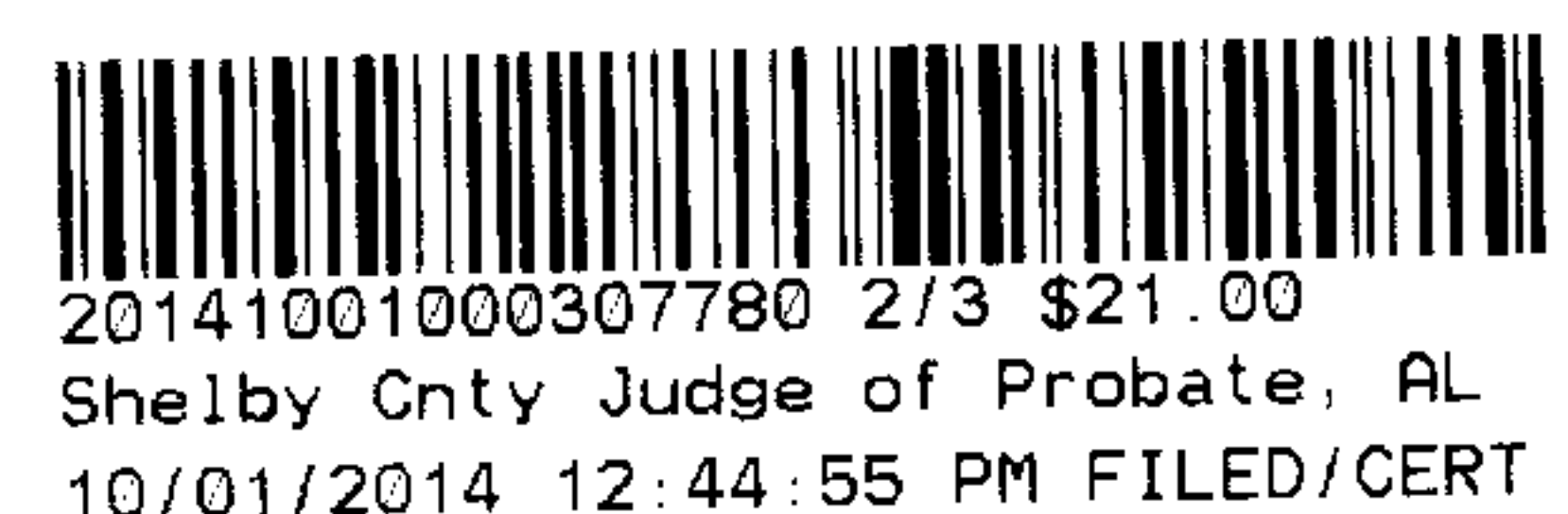
The within conveyance is executed by Michael Taunton as the Executor of the Estate of Reggie E. Taunton. The Last Will and Testament of Reggie E. Taunton, deceased, is filed for record in Talladega County, Alabama in Case No. 2013/291, and under the powers and authority therein contained, to which reference is made, for a description of said powers and authority. It is understood that Michael Taunton, in his individual capacity, is not a party hereto and shall not be liable hereunder on any account whatsoever.

TO HAVE AND TO HOLD said real estate, with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto said party of the second part, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the party of the second part in fee simple, forever.

And said party of the first part does, in his fiduciary capacity as Executor of the Estate of Reggie E. Taunton, deceased, covenants with said party of the second part, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted herein, that he has a good right to sell and convey the same as aforesaid, and that he will, in his fiduciary capacity, warrant and defend the same to the said party of the second part, his heirs and assigns forever, against the lawful claims of all persons.

The party of the first part herein attests, to the best of his knowledge and belief, that the information contained in this document is true and accurate. Further, the party of the first part understands that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, § 40-22-1(h) (1975).

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on the day and year first hereinabove written.



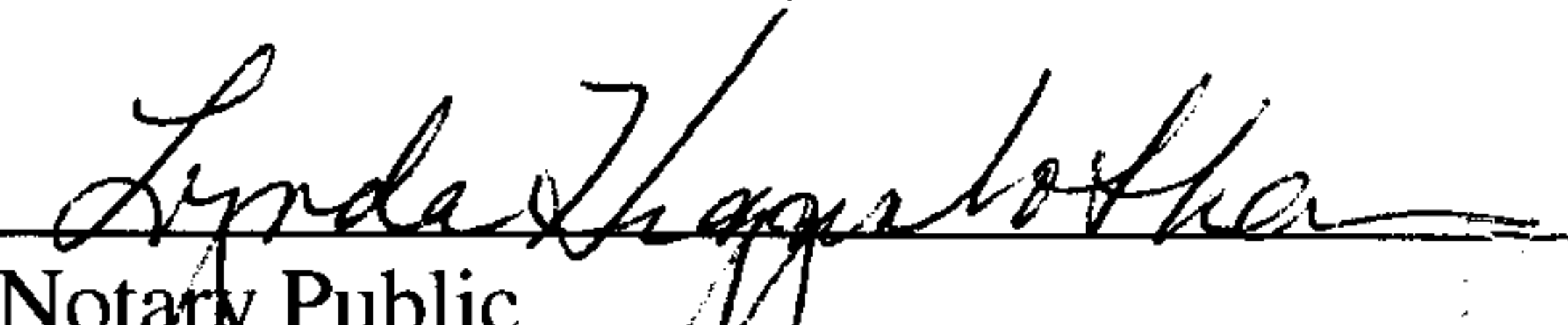

Michael Taunton
Executor of the Estate of Reggie E. Taunton

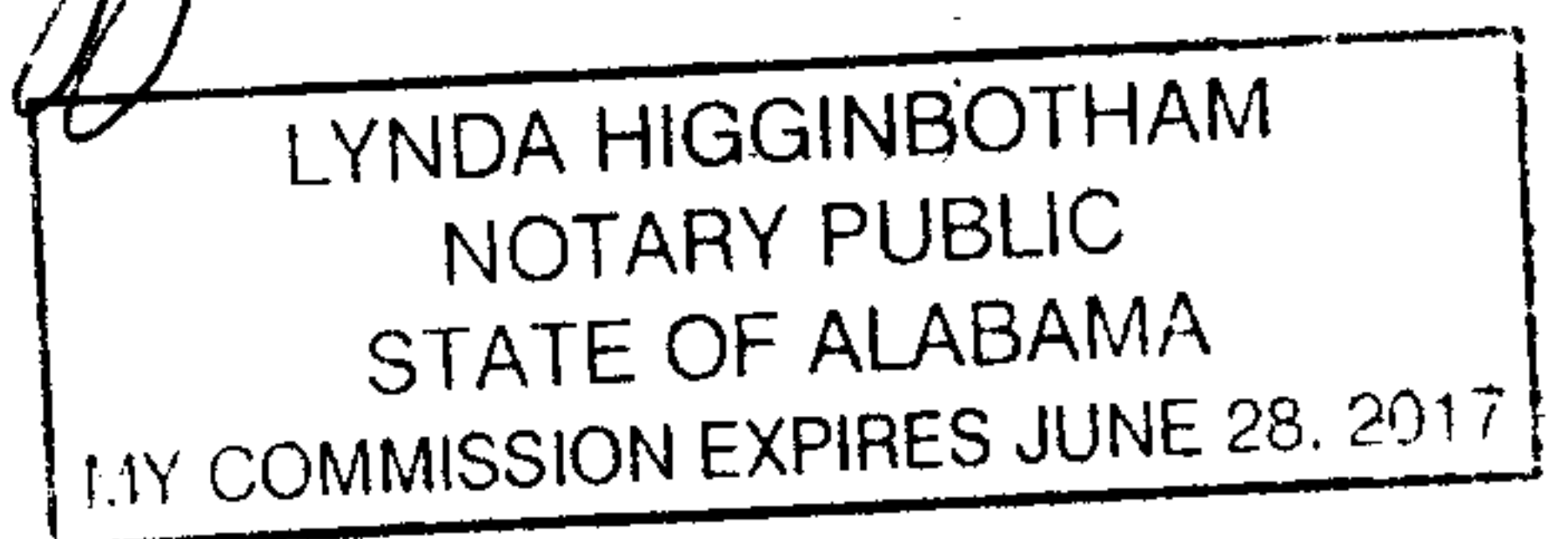
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Taunton, Executor of the Estate of Reggie E. Taunton, deceased, 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 said conveyance and acting under the authority vested in him by the Probate Court of Talladega County, Alabama, and the Last Will and Testament of Reggie E. Taunton, deceased, he executed the same voluntarily in the capacity indicated, on the day the same bears date.

GIVEN under my hand and seal, this 19 day of August, 2014.


Notary Public




This Instrument Prepared Without
Benefit of Title Examination By:
Luke Montgomery for
Montgomery Ponder, LLC
2421 2nd Avenue North, Unit 1
Birmingham, Alabama 35203

Send Tax Notice to

1550 Tara Drive

Columbiana, Alabama 35051


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