

2000.00

GRANTEE'S ADDRESS:
4024 Montgomery
Detroit, Michigan 48204

549

THIS INSTRUMENT WAS PREPARED BY:

Conwill & Justice, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

EXECUTOR'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and in accordance with directions of the Will of FRANCIS MERRITT, also known as FRANCES MERRITT, paid to Executor by GRANTEE, the receipt of which is acknowledged, Executor hereby grants, bargains, sells and conveys unto CHARLES THOMAS, (herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in Shelby County, Alabama, to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:

From the northwest corner of Section 12, Township 21 South, Range 3 West, run easterly along the north boundary line of said Section 12, Township 21 South, Range 3 West for 899.29 feet, more or less, to a point on the east right of way line of U.S. Highway 31; thence turn an angle of 40 deg. 41 min. 40 sec. to the right and run southeasterly along the east R.O.W. line of said Highway for 290.46 feet to the point of beginning of the land herein described; thence continue southeasterly along the east R.O.W. line of U.S. Highway 31 for 125 feet; thence turn an angle of 95 deg. 17 min. 40 sec. to the left and run northeasterly 175.8 feet; thence turn an angle of 95 deg. 02 min. 40 sec. to the left and run northwesterly 125.0 feet to a point on the east side of the old Byarsville dirt road; thence turn an angle of 94 deg. 55 min. 20 sec. to the left and run southwesterly along the east side of said dirt road for 175.0 feet, more or less, to the point of beginning. This land being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, and being 0.502 acres, more or less. The above described land is subject to right of way of the American Telephone and Telegraph Company and other permits of record.

together with all appurtenances thereto, and the reversion and reversions remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, proeprty, possession, claim and demand whatsoever, both in law and equity, which FRANCIS MERRITT, also known as FRANCES MERRITT, had in her lifetime and at the time of her death, and which executor has, by virtue of the will of

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FRANCIS MERRITT, also known as FRANCES MERRITT, or otherwise, of, in and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, his heirs and assigns forever, together with every contingent remainder and right of reversion.

Executor, for himself, his heirs, executors, and administrators, agrees with the grantee that he is lawfully the executor of the Estate of FRANCIS MERRITT, also known as FRANCES MERRITT, and has power to convey as aforesaid. Executor further covenants that he has in all respects made this conveyance pursuant to the authority granted by the will of FRANCIS MERRITT, also known as FRANCES MERRITT, and that he has not done or suffered any act since he became Executor as aforesaid whereby the above granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, The Executor has executed this deed at

Detroit, Michigan, on this the 2nd day of May, 1988.

88 AUG -5 PH 3:07
I CERTIFY THIS INSTRUMENT WAS FILED

Thomas G. J. J. J. J.
JUDGE OF PROBATE

Charles Thomas

CHARLES THOMAS, As Executor of the Estate of Francis Merritt, deceased

STATE OF ~~ALABAMA~~ MICHIGAN
~~SHELBY~~ COUNTY
WAYNE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Thomas, whose name as Executor of the Last Will and Testament of Francis Merritt, deceased, is signed to the foregoing conveyance, and who is known to me, to be such Executor, acknowledged before me on this day, that, being informed of the contents of the conveyance, he in capacity as such Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of May, 1988.

1. Deed Tax \$ 200
2. Mtg Tax 500
3. Recording Fee 100
4. Indexing Fee 800
TOTAL 1600

Margaret K. Mulligan
Notary Public

MARGARET K. MULLIGAN
Notary Public, Macomb County, MI
My Commission Expires Sept. 17, 1990
Acting Wayne County, MI