

Parcel #s  
27-1-01-0-001-005  
28-3-06-0-001-009  
22-9-31-0-001-008

This Instrument Prepared By:

George H. Jones  
Attorney at Law  
P. O. Box 1391  
Alabaster, AL. 35007

Send Tax Notice To:

Lydia I. Albright  
Route 5, Box 343  
Montevallo, AL. 35115

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DEED OF DISTRIBUTION OF REAL PROPERTY

\$90,000.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

THIS DEED made and entered into on the 26th day of March 1988, by LYDIA IRENE INGRAM ALBRIGHT, as sole Executrix of the Estate of Ferman Albright, Deceased, hereinafter referred to as the GRANTOR, to Lydia Irene Ingram Albright, hereinafter referred to as the GRANTEE.

R E C I T A L S

BOOK 202 PAGE 452

A. Ferman Albright, hereinafter referred to as the DECEDENT, died testate on February 8, 1988. His Last Will and Testament was admitted to the record of the Probate Judge of Shelby County, Alabama, Case Number 27-106, on February 29, 1988. Said Court issued Letters Testamentary to the GRANTOR on February 29, 1988, authorizing her to act on behalf of the Estate of the Decedent.

B. Under the terms of the residuary estate which includes the real property described below contained in ITEM II of the Will of the Decedent, said item provides for the GRANTEE as follows:

"All the rest, residue and remainder of my property of whatsoever kind and character, whether real, personal, or mixed and wheresoever situated of which I may die seized or possessed or to which my estate may be entitled at the time of my death, I hereby give, devise and bequeath to my wife, Lydia Irene Ingram Albright, to be hers absolutely and forever".

C. The GRANTOR has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the GRANTEE in partial satisfaction of the provisions of ITEM II of the Will of the Decedent.

NOW, THEREFORE, in consideration of the premises, the GRANTOR does grant, bargain, sell and convey unto the Lydia Irene Ingram Albright, as GRANTEE, all right, title, interest and claim in



or to the following real estate situated in Shelby County,  
Alabama, to wit:

Commence at the SW corner of the NE $\frac{1}{4}$  of of the NE $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West and run South 76 deg. 16' East a distance of 211.18 feet; to the Elm Tree corner which is the point of beginning; thence North 4 deg. 16' West a distance of 659. feet to center of Spring Creek; thence in an Easterly direction along the center of Spring Creek a distance of 230.4 feet; thence North 4 deg. 16' West a distance of 695.71 feet; thence East a distance of 891.99 feet to the NE corner of Section 1, Township 22 South, Range 3 West; thence North a distance of 1091.0 feet; thence East a distance of 1393.0 feet; thence South 5 deg. 08' East a distance of 2174.0 feet; thence South 87 deg. 38' West a distance of 2148.66; thence South 56 deg. 41' West a distance of 437.5 feet to the Elm Tree corner which is the point of beginning, being a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 31, Township 21 South, Range 2 West and a part of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  Section 6, Township 22 South, Range 2 West and a part of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West. Containing 94.82 acres, more or less; as shown by that certain deed duly executed on the 7th day of July 1950 and filed on December 26, 1950 and recorded in DEED BOOK 143, PAGE 313 in the Office of the Probate Judge of Shelby County, Alabama.

LESS: 10.07 acres, more or less as shown by that certain deed executed by the DECEDENT and the GRANTEE on to wit: September 13, 1971 and duly filed and recorded in the Office of the Probate Judge of Shelby County, Alabama at BOOK 269, PAGE 869, on September 13, 1971. Said real estate being situated in Shelby County, Alabama and described in said deed as follows:

Beginning at the NE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West, go South 89 deg. 24 min. West along the North boundary of said quarter-quarter section 889.60 feet; thence South 4 deg. 16 min. East a distance of 684.65 feet; thence South 42 deg. 50 min. East a distance of 117.79 feet; thence North 43 deg. 29 min. East a distance of 489.63 feet; thence North 89 deg. 24 min. East a distance of 457.22 feet; thence North 4 deg. 52 min. West a distance of 420.00 feet to the point of beginning, containing 10.07 acres more or less.

Also an easement to provide ingress and egress to and from the above described property, said easement more particularly described as follows: A strip of land 30 feet in width and extending a uniform distance of 15 feet on each side of a random centerline described as follows: Begin at the NE corner of Section 1, Township 22 South, Range 3 West and go South 4 deg. 52 min. East along the East boundary of Section 1 a distance of 420.00 feet thence South 89 deg. 24 min West a distance of 457.22 feet; thence South 43 deg. 29 min. West a distance of 209.23 feet to the point of the beginning of said random center line; thence South 46 deg. 31 min. East a distance of 278.78 feet; thence South 44 deg. 22 min. West a distance of 684.47 feet; thence South 60 deg. 26 min. West a distance of 190.00 about to the west border of Furman Albright property, according to survey of Floyd Atkinson, Registered Land Surveyor, dated August 16, 1971.

SUBJECT TO: Ad valorem taxes for the current tax year, easements and restrictions of record.



TO HAVE AND TO HOLD to said GRANTEE forever.

This instrument is executed by the GRANTOR solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the GRANTOR in her individual capacity, and the GRANTOR expressly limits her liability in the representative capacity named.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance by setting her signature, this the 26th day of March 1988.

THE ESTATE OF FERMAN ALBRIGHT, DECEASED

Lydia Irene Ingram Albright  
LYDIA IRENE INGRAM ALBRIGHT, EXECUTRIX

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, A Notary Public in and for said County and in said State or State at Large, hereby certify that LYDIA IRENE INGRAM ALBRIGHT, as Executrix of the Estate of Ferman Albright, Deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March 1988.

George Hugh Jones  
Notary Public

My Commission Expires:

GEORGE HUGH JONES  
Notary Public, Alabama State at Large  
My Commission Expires February 25, 1989

THE STATE OF ALABAMA

Shelby County

COURT OF PROBATE

Case No. 27-106The will of Ferman Albright, deceased,

having been duly admitted to record in said County, letters testamentary are hereby granted to

Lydia Irene Ingram Albright

\_\_\_\_\_, the executrix named in said will, who has \_\_\_\_\_ compiled with  
the requisitions of the law, and \_\_\_\_\_ is \_\_\_\_\_ authorized to take upon \_\_\_\_\_ herself \_\_\_\_\_ the execution of said will.

Witness my hand, and dated this 29th day of February, 19 88.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP -1 AM 9:41

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

*Thomas A. Snowden, Jr.*  
Judge of Probate

THE STATE OF ALABAMA

Shelby CountyI, Thomas A. Snowden, Jr., Judge of Probate in and for said County and State, hereby certify that the within and foregoing is a true, correct and complete copy of the Letters Testamentary issued toLydia Irene Ingram Albright

as Executrix of the

will of Ferman Albright, deceased, as the

same appears of record in my office, and are still in full force and effect.

Given under my hand and seal of office, this the 29th day of February, 19 88.

1. Deed Tax \$ 90.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 10.00  
4. Indexing Fee 1.00  
TOTAL 101.00

*Thomas A. Snowden, Jr.*  
Judge of Probate