

This instrument prepared by:
William A. Parker III
5661 10th Avenue South
Birmingham, Alabama 35222

1577

DEED OF DISTRIBUTION

STATE OF ALABAMA)
JEFFERSON COUNTY)

This Deed made and entered into the 20th day of January, 1989, by William A. Parker III, as Executor of the Estate of Dorothy Parker, deceased, herein referred to as Grantor, to Catharine Parker Hoynes, and William A. Parker III, herein referred to as Grantees.

R E C I T A L S

1. Dorothy Parker, (herein referred to as the "Decedent") died testate on the 13th day of October, 1987. The Decedent by Warranty Deed dated December 6, 1985 purchased certain real property described below. Said Deed was recorded in Real Property Book 060 Page 413-416, Shelby County Probate Office.

2. Decedent's Last Will and Testament was admitted to record in The Probate Court of Shelby County, Alabama, on November 18, 1987. Said Court issued Letters Testamentary to Grantor on November 18, 1987, authorizing him to act on behalf of the Estate of the Decedent.

3. The terms of the Decedent's said Will provide that the Decedent's residuary estate (including the real property described below) shall be distributed to the named Grantees.

4. Grantor has determined that the real property described herein and made the subject of this conveyance shall be distributed to Grantees in partial satisfaction of said devise of the Decedent's residuary estate.

NOW THEREFORE, in consideration of the premises, Grantor does grant, bargain, sell and convey unto Catharine Parker Hoynes and William A. Parker III all right, title, interest

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

Commence at the NW corner of SW $\frac{1}{4}$, of SW $\frac{1}{4}$, Section 28, Township 20 South, Range 2 East; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 515.16 feet, to the point of beginning; thence turn a deflection angle of 90 deg. 00 min. to the left and run a distance of 30.00 feet, more or less, to Elevation 398, Lay Lake Reservoir; thence run in a Southerly direction, along Elevation 398 line, to the West line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run North along said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 460.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 20 South, Range 2 East, Shelby County, Alabama.

According to survey of Frank W. Wheeler, Registered Land Surveyor, dated November 20, 1985.

Subject to easements and rights of way of record, including rights of Alabama Power Company for Lay Lake water impoundment and flooding.

Subject to ad valorem taxes for the current tax year and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantees forever.

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

IN WITNESS WHEREOF, the Grantor has executed this convey-
ance by setting his signature, this the 20th day of

January, 1989.

THE ESTATE OF DOROTHY PARKER
Deceased

BY: William A. Parker III Executor
William A. Parker III, Executor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that William A. Parker
III, as Executor of the Estate of Dorothy Parker, Deceased,
whose name 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 said instrument, he executed the
same voluntarily on the day the same bears date.

Given under by hand and official seal this the 20th day
of January, 1989.

Nettie Ray
NOTARY PUBLIC
My Commission Expires: 1-29-89

1. Dead Tax \$
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JAN 23 PM 12:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE