

1191

TITLE NOT EXAMINED

This Instrument Prepared By:
J. Sanford Mullins, III
SPAIN, GILLON, GROOMS, BLAN
& Nettles
The Zinszer Building
2117 2nd Avenue, North
Birmingham, Alabama 35203

Send Tax Notice To:
Pearl Alize Townsel
Hanau Sportfield School
APO New York 09165

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into the 27th day of December, 1989, by PEARL ALIZE HUTCHINS TOWNSEL, as Executrix of the Estate of SUE ASHE WOODRUFF, deceased, herein referred to as GRANTOR, to PEARL ALIZE TOWNSEL and MICHAELA HUTCHINS (one and the same person as LEOLA MICHAEL HUTCHINS), herein referred to as GRANTEES.

R E C I T A L S:

BOOK 274 PAGE 651
1. SUE ASH WOODRUFF (herein referred to as the "Decedent"), died testate on February 15, 1989. Her Last Will and Testament dated November 26, 1973, and Codicil thereto dated May 19, 1975, were admitted to record in the Probate Court of Jefferson County, Alabama, on May 18, 1989. Said Court issued Letters Testamentary to GRANTOR and BLAINE CALDWELL WOODRUFF on May 18, 1989, authorizing them to act on behalf of the Estate of the Decedent, and assigned the administration of the Decedent's Estate Case No. 129372. BLAINE CALDWELL WOODRUFF resigned his fiduciary position as Co-Executor of the Decedent's Estate on December 20, 1989, which Renunciation is of record in said estate proceeding.

2. ITEM TWO of the Decedent's said Will makes a specific devise of certain real property situated in Shelby County, Alabama (which is described with particularity below), to GRANTEES, who are the Decedent's daughters, subject to certain rights vested by said Will in the Decedent's surviving spouse, BLAINE CALDWELL WOODRUFF. By his Quit Claim Deed recorded on the 17th day of January, 1990, in the Office of the Judge of Probate of Shelby County, Alabama, at ^{Real Book} ~~Volume~~ 274, Pages 649-650, the said BLAINE CALDWELL WOODRUFF conveyed all his right, title and interest in subject property to GRANTEES.

Spain, Gillon, et al

3. GRANTOR has determined that the real estate described herein and made the subject of this conveyance shall be distributed to GRANTEES in satisfaction of said devise under ITEM TWO of the Decedent's Will as to the Decedent's real property situated in Shelby County, Alabama.

NOW, THEREFORE, in consideration of the premises, GRANTOR does grant, bargain, sell and convey an undivided, fifty percent (50%) interest unto PEARL ALIZE TOWNSEL; and an undivided, fifty percent (50%) interest to MICHAELA HUTCHINS, of all the Decedent's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38 and 39, Block E, according to the Survey of Ellis Addition to Montevallo as recorded in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year, 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 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 27th day of December, 1989.

THE ESTATE OF SUE ASHE WOODRUFF,
Deceased

By: Pearl Alize Hutchins Townsel
PEARL ALIZE HUTCHINS TOWNSEL,
Executrix

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and said State, hereby certify that PEARL ALIZE HUTCHINS TOWNSEL, as Executrix of the Estate of SUE ASHE WOODRUFF, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of

December, 1989.

Harold J. Elko
Notary Public

MY COMMISSION EXPIRES 6/6/93

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

90 JAN 17 AM 11:20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	7.50
2. ... Tax -----		
3. ... Fee -----		3.00
4. ... Fee -----		1.00
5. ... Fee -----		1.02
6. ... Stamp Fee -----		
Total -----	\$	12.50