

This Instrument Prepared By:
D. Lynn Cox
413 Rhett Ave.
Huntsville AL 35801

Send Tax Notice To:
Johnny Cox
Rt. 4, Box 922
Alabaster, Al. 35007

(3)

DEED OF DISTRIBUTION OF REAL PROPERTY

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS DEED made and entered into on the 9th day of March 1990, by Gail Lynch and Jerry Wayne Cox, as Co-executors of the Estate of Herman Cox, Deceased, hereinafter referred to as the GRANTORS, to Johnny Cox, hereinafter referred to as the GRANTEE.

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R E C I T A L S

A. Herman Cox, hereinafter referred to as the DECEDENT, died testate on August 23, 1988. His Last Will and Testament was admitted to the record of the Probate Judge of Shelby County, Alabama, Case Number 28-01, on December 16, 1988. Said Court issued Letters Testamentary to the GRANTOR on December 16, 1988, authorizing them to act on behalf of the estate of the Decedent.

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

I give and devise to my children the real property owned by me in Shelby County in accordance with the survey commissioned by me and performed by Joseph E. Conn, Jr., dated February 16, 1988 and revised May 4, 1988, a copy of which is attached hereto.

Said item provides for the GRANTEE as follows:

I devise to my child, Johnny Cox, the parcels described as No. 3 and No. 1 on said survey.

Parcels No. 3 and No. 1 are described as follows:

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Parcel No. 3

A PART OF THE N.W.1/4-N.W.1/4, AND THE N.E.1/4-N.W.1/4,
SECTION 31, T.S.21S,R2W, more particularly described as
follows:

Commence at the Southeast corner of the Northeast quarter of
the Northwest quarter of Section 31, Township 21 South,
Range 2 West, Shelby County, Alabama and run thence
N 89 -53'-47" W along the south line of said quarter-quarter
a distance of 659.87' to the point of beginning of the
property, parcel No. 3, being described, Thence continue
along last describe course a distance of 840.41' to a point.
Thence run N 1 -59'-52" W a distance of 794.10' to a point
on the south Right of way line of Shelby County Highway No.
12 in a curve to the left having a central angle of
8 -13'-32" and a radius of 1,480.0', Thence run
Northeasterly along the arc of said right of way line curve
an arc distance of 212.48' to the P.T., Thence run
N 67 -06'-41" E a distance of 249.62' to the P.C. of a
highway curve to the right having a central angle of
8 -25'-44" and a radius of 2,864.87' Thence continue along
the arc of said right of way line an arc distance of 421.46'
to a point, Thence run S 1 -59'-52" E a distance of 1,96.05'
to the point of beginning, containing 18.31 acres and
subject to all agreements, easements and restriction of
probated record or applicable law, *Less and except PARCEL
NO 4 'A'.

Parcel No. 1

A PART OF THE N.W.1/4-N.W.1/4, SECTION 31,T.S.21S, R2W more
particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter
of the Northwest quarter of Section 31, Township 21 South,
Range 2 West, Shelby County, Alabama and run thence
N 1 -49'-51" W along the West line of said quarter-quarter a
distance of 247.34' to a point, Thence run S 89 -38'-02" E a
distance of 732.12' to a point on the Westerly edge of an
existing graveled road or driveway, Thence run S 29 -59'-41" E
along the said West edge of said road or drive a distance
of 143.15' to a point, Thence run N 89 -53'-47" W a distance
of 146.62' to a point, Thence run S 0 -06'-13" W a distance
of 120.0' to a point on the South line of the subject
quarter-quarter, Thence run N 89 -53'-47" W along the said
quarter-quarter line a distance of 648.93' to the point of
beginning, containing 4.0 acres and subject to all
agreements easements and / or restrictions of probated
record or applicable law, *Less and except PARCEL NO. 1 'A'.

C. The GRANTORS have 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 TWO of the Will of the Decedent.

NOW, THEREFORE, in consideration of the premises, the
GRANTORS do grant, bargain, sell and convey unto the said Johnny
Cox, as GRANTEE, all right, title, interest and claim in or to

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

Parcel No. 3

A PART OF THE N.W.1/4-N.W.1/4, AND THE N.E.1/4-N.W.1/4,
SECTION 31, T.S.21S,R2W, more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 89 -53'-47" W along the south line of said quarter-quarter a distance of 659.87' to the point of beginning of the property, parcel No. 3, being described. Thence continue along last describe course a distance of 840.41' to a point. Thence run N 1 -59'-52" W a distance of 794.10' to a point on the south Right of way line of Shelby County Highway No. 12 in a curve to the left having a central angle of 8 -13'-32" and a radius of 1,480.0', Thence run Northeasterly along the arc of said right of way line curve an arc distance of 212.48' to the P.T., Thence run N 67 -06'-41" E a distance of 249.62' to the P.C. of a highway curve to the right having a central angle of 8 -25'-44" and a radius of 2,864.87' Thence continue along the arc of said right of way line an arc distance of 421.46' to a point, Thence run S 1 -59'-52" E a distance of 1,96.05' to the point of beginning, containing 18.31 acres and subject to all agreements, easements and restriction of probated record or applicable law, *Less and except PARCEL NO 4 'A'.

Parcel No. 1

A PART OF THE N.W.1/4-N.W.1/4, SECTION 31, T.S.21S, R2W more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 1 -49'-51" W along the West line of said quarter-quarter a distance of 247.34' to a point, Thence run S 89 -38'-02" E a distance of 732.12' to a point on the Westerly edge of an existing graveled road or driveway, Thence run S 29 -59'-41" E along the said West edge of said road or drive a distance of 143.15' to a point, Thence run N 89 -53'-47" W a distance of 146.62' to a point, Thence run S 0 -06'-13" W a distance of 120.0' to a point on the South line of the subject quarter-quarter, Thence run N 89 -53'-47" W along the said quarter-quarter line a distance of 648.93' to the point of beginning, containing 4.0 acres and subject to all agreements easements and / or restrictions of probated record or applicable law, *Less and except PARCEL NO. 1 'A'

TO HAVE AND TO HOLD to said GRANTEE forever.

This instrument is executed by the GRANTORS solely in their representative capacities named herein, and neither this instrument nor anything contained shall be construed as creating

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any indebtedness or obligation on the part of the GRANTORS in their individual capacities and the GRANTORS expressly limit their liability in the representative capacities named.

IN WITNESS WHEREOF, the GRANTORS has executed this conveyance by setting their signatures, this the 9th day of March, 1990.

THE ESTATE OF HERMAN COX, DECEASED

Gail Lynch
GAIL LYNCH, CO-EXECUTOR

Jerry W. Cox
JERRY WAYNE COX, CO-EXECUTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, A Notary Public in and for the State at Large, hereby certify that Gail Lynch and Jerry Wayne Cox, as Co-Executors of the Estate of Herman Cox, Deceased, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me this date, that being informed of the contents of said instrument, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of MARCH, 1990.

James M. Moore
Notary Public

My Commission Expires:
7-11-92

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAY -2 PM 2:37
CLERK OF COURT
CLERK OF COURT

1. Deed Tax	\$	1
2. Mtg. Tax	\$	1
3. Recording Fee	\$	10.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total		\$ 15.00