

138

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

Send Tax Notice To:
Rufus Cox
1213 Demaret Ln.
Houston, TX 77055

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 Rufus Cox, hereinafter referred to as the GRANTEE.

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, Rufus Cox, the parcel described as No. 7 on said survey.

Parcel No. 7 is described as follows:

Parcel No. 7

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

Beginning at the Southwest corner of the Northwest quarter

of the Northeast quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 1 -59'-52" W along the West line of said quarter-quarter a distance of 358.69' to a point, Thence run S 89 -43'-45" E a distance of 1,343.30' to a point on the East line of same said quarter-quarter, Thence run S 2 -04'-50" E along the East line of the Northwest quarter and the Southwest quarter of the Northeast quarter of same said Section 31, Thence run N 2 -04'-39" W along the said west line of said quarter-quarter a distance of 208.45' to the point of beginning, containing 17.48 acres and subject to all agreements, easements and / or restrictions of probated record or applicable law.

There is attendant to this parcel a 30.0' wide easement for access, ingress and egress and the installation of any required utility service lines to parcels 5,6,7,8, or 9, 30.0' West of and equally along the East line of this parcel, from the North line of subject parcel to the South line of same.

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 Rufus 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. 7

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

Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 1 -59'-52" W along the West line of said quarter-quarter a distance of 358.69' to a point, Thence run S 89 -43'-45" E a distance of 1,343.30' to a point on the East line of same said quarter-quarter, Thence run S 2 -04'-50" E along the East line of the Northwest quarter and the Southwest quarter of the Northeast quarter of same said Section 31, Thence run N 2 -04'-39" W along the said west line of said quarter-quarter a distance of 208.45' to the point of beginning, containing 17.48 acres and subject to all agreements, easements and / or restrictions of probated record or applicable law.

There is attendant to this parcel a 30.0' wide easement for access, ingress and egress and the installation of any required utility service lines to parcels 5,6,7,8, or 9, 30.0' West of and equally along the East line of this parcel, from the North line of subject parcel to the South line of same.

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 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 have executed this conveyance by setting their signatures, this the 9th day of March, 1990.

BOOK 289 PAGE 549

THE ESTATE OF HERMAN COX, DECEASED

Gail Lynch
GAIL LYNCH, CO-EXECUTOR
Jerry Wayne 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 is 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.

Larry M. More
Notary Public

My Commission Expires:
7-11-92

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAY -2 PM 2:38

| | | |
|------------------|---------|-------|
| 1. Deed Tax | -----\$ | --- |
| 2. Mtg. Tax | -----\$ | --- |
| 3. Recording Fee | -----\$ | 2.50 |
| 4. Indexing Fee | -----\$ | 3.00 |
| 5. No Tax Fee | -----\$ | 1.00 |
| 6. Certified Fee | -----\$ | 1.00 |
| Total | -----\$ | 12.50 |

[Signature]
NOTARY PUBLIC