

THIS INSTRUMENT WAS PREPARED BY:
CONWILL, JUSTICE & JOHNSON
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

Inst # 1993-12385

05/03/1993-12385
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE MD

EXECUTRIX DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand and no/100---- Dollars (\$55,000.00), in accordance with the instructions in the will of Ralph T. Browder, deceased, (being one and the same as Ralph Thaddeus Browder), paid to Executrix by the Grantee, the receipt of which is acknowledged, the Executrix hereby grants, bargains, sells and conveys unto JAMES L. HUBBARD, (herein referred to as GRANTEE), all the rights, title and interest of RALPH T. BROWDER, DECEASED, in and to the following described real property situated in Shelby County, Alabama, per the Last Will and Testament of Ralph T. Browder, deceased, in the Probate Court of Shelby County, Alabama, Case No. 30-258, to-wit:

A portion of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the NW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, and run easterly along the north side of the said quarter-quarter for 315.65 feet; then turn an angle of 88 deg. 18 min. 45 sec. to the right and run southerly for 472.10 feet; then turn an angle of 91 deg. 41 min. 15 sec. to the right and run westerly for 285.72 feet; then turn angle of 91 deg. 40 min. 42 sec. to the left and run southerly for 115.65 feet; then turn an angle of 86 deg. 52 min. 22 sec. to the right and run westerly for 30.04 feet to a point on the west side of the SE 1/4 of the SE 1/4 of said Section 32, then turn an angle of 93 deg. 07 min. 38 sec. to the right and run northerly for 590.26 feet back to the point of beginning.

The above described parcel contains 3.50 acres and is subject to the easements, rights of ways, and restrictions of record.

~~\$50,000.00 of the purchase price recited hereinabove was paid by mortgage executed simultaneously herewith.~~

together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which Ralph T. Browder had in his lifetime and at the time of his death, and which Executrix has, by virtue of the Last Will and Testament of Ralph T. Browder, or otherwise, of, in and to the

Conwill & Justice

above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, and assigns forever, together with every contingent remainder and right of reversion.

Executrix, for herself, her heirs, executors and administrators, agrees with the GRANTEE that she is lawfully the Executrix of the Estate of RALPH T. BROWDER, and has power to convey as aforesaid. Executrix further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Last Will and Testament of Ralph T. Browder, and that she has not done or suffered any act since she became Executrix as aforesaid whereby the above granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Executrix has executed this deed at Columbiana, Alabama, on this the 30th day of April 1993.

Johnnie Mae Browder
Johnnie Mae Browder, as Executrix
of the Last Will and Testament of
Ralph T. Browder, deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnnie Mae Browder, whose name as Executrix of the Last Will and Testament of Ralph T. Browder, deceased, is signed to the foregoing conveyance, and who is known to me to be such Executrix, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as such Executrix executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of April 1993.

Notary Public

GRANTEE'S ADDRESS:

2801 Overton Road
Birmingham, Alabama 35223

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