

SEND TAX NOTICE TO:
(Name) Karen A. Kelly
729 Columbiana Road
(Address) Birmingham, AL 35209

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

DEED BY CO-EXECUTORS OF ESTATE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

03/25/1994-09804
SHelBY COUNTY JUDGE OF PROBATE
63.00

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, James Agee Kelly and John Patrick Kelly, as Co-Executors of the Estate of Maggie Lou Kelly, deceased, (herein referred to as Grantors), with full authority, do hereby grant, bargain, sell and convey unto Karen A. Kelly (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain lot or parcel of land in the Town of Montevallo, in said Shelby County, Alabama which is described by, and embraced within, the following metes and bounds, to-wit: Beginning at a point on the northwest line of Broad Street where it passes across West Boundary Street, according to the map of the Town of Montevallo, (sometimes called "The Original Plan of Montevallo" which is recorded in the book of Maps of said County) which is thirty-five (35) feet, southwest of the southwest corner of Lot number Fourteen (14) according to said map, running thence southeasterly, perpendicular to said Broad Street, a distance of twenty-five (25) feet, thence southwesterly, parallel with the northwest line of Broad Street and parallel thereto, a distance of one hundred ninety (190) feet; thence northwesterly to and beyond the northwest line of Broad Street according to the Original Plan map of said town and by a line one hundred seventy-five (175) feet equidistant from the southwest line of West Boundary Street, according to said map to the southeast line of the A.M.E. Church Lot; thence northeasterly along the said southeast line of said Church Lot and one hundred thirteen feet equidistant from the southeast line of Valley Street, according to said Map, to the Southwest line of West Boundary Street as per said map; thence southeasterly along said line of West Boundary Street, a distance of ten (10) feet, thence northeasterly perpendicular to said last mentioned line, to a point thirty-five feet southwest from the southwest line of said Lot number fourteen (14) and thence southeasterly parallel with the southwest line of said West Boundary Street, to the beginning point on the northwest line of Broad Street, where it crosses said West Boundary Street, according to said map; the said land hereby conveyed embracing Lot Number fifty-four (54) according to said map and certain portions of Broad and West Boundary Streets heretofore vacated by declaration of the grantor herein, and the resolution of the Mayor and Council of said Town; but there is excepted from this conveyance an easement and right of way, ten (10) feet in width, adjoining the southeast line of said Church property, heretofore granted by Fannie Wilson and her husband, to Warrior Water Company, by deed dated June 29, 1928 and recorded in Deed Book 86, at page 398.

Inst # 1994-09804

The description for the hereinabove described property was taken from that certain deed recorded in Deed Book 94, Page 337 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intent of the Grantors to convey to the Grantee all of the real property owned by Maggie Lou Kelly as described and listed in Parcel No. notices 278282201005 and 278282201006 in the Shelby County Tax Assessor's office, whether correctly described hereinabove.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, as such Co-Executors of the Estate of Maggie Lou Kelly, deceased, and with full authority have hereunto set our hands and seals, this 24th day of March, 1994.

James Agee Kelly
James Agee Kelly as Co-Executor of the Estate of Maggie Lou Kelly, deceased

John Patrick Kelly
John Patrick Kelly as Co-Executor of the Estate of Maggie Lou Kelly, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Agee Kelly and John Patrick Kelly whose names as Co-Executors of the Estate of Maggie Lou Kelly, deceased are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they as such Co-Executors, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in their capacity as Co-Executors as aforesaid, on the day the same bears date.

Given under my hand and official seal this 24th day of March, 1994.

Conroy B. Stebbins
Notary Public

03/25/1994-09BD*
39 AM CERTIFIED
TIME OF PRINT

* 1994-09BD*