

This instrument was prepared by:

Douglas L. McWhorter
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:

Sheryl Stephens
4072 Glen Meadow Drive
Norcross, GA 30092

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED made and entered into the 8th day of October, 1994, by SHERYL STEPHENS, Executor of the estate of Connie A. Simmons, deceased, (herein referred to as "grantor"), to SHERYL STEPHENS as Trustee of Testamentary Trust under the Last Will and Testament of Connie A. Simmons dated August 14, 1984 and First Codicil dated December 29, 1993 (herein referred to as "grantee").

R E C I T A L S

1. Connie A. Simmons (herein referred to as the "decedent") died testate on December 29, 1993. The decedent's Last Will and Testament and First Codicil were admitted to record in the Probate Court of Jefferson County, Alabama, Case No. 146863. Said Court issued Letters Testamentary to the grantor on February 11, 1994, authorizing SHERYL STEPHENS to act on behalf of the estate of the decedent.

2. The terms of said decedent's Will provide that the decedent's residuary estate (including the real property described below) shall be distributed to the grantee.

3. The grantor, in her capacity as Executor of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantee in partial satisfaction of said devise of the decedent's residuary estate.

NOW, THEREFORE, in consideration of the premises, the grantor does grant, bargain, sell and convey unto SHERYL STEPHENS as Trustee of the Testamentary Trust all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book 14 page 10 in the Probate Office of

10/25/1994-32009
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1994-32009

Shelby County, Alabama, being situated in Shelby County, Alabama

Minerals and mining rights excepted.

Subject to easements, restrictions, transmission line permit, agreement with Alabama Power Company and agreement between U.S. Pipe & Foundry and Alabama Power Company of record.

Subject to covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 14 page 10 in Probate Office.

TO HAVE AND TO HOLD to the said grantee forever.

This instrument is executed by the grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein 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 to the representative capacity named.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting her signature, this 8th day of October, 1994.

THE ESTATE OF CONNIE A. SIMMONS,
Deceased



SHERYL STEPHENS, Executor

STATE OF GEORGIA)
)
GWINNETT COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sheryl Stephens, as executor of the Estate of Connie A. Simmons, 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 8 day of
October, 1994.

Stephanie J. Lachance
Notary Public Notary Public, Gwinnett County, Georgia
My Commission Expires: Nov. 26, 1995

Inst # 1994-32009

10/25/1994-32009
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50