

THIS INSTRUMENT WAS PREPARED BY:

Leonard Wertheimer, III
NAJJAR DENABURG, P. C.
2125 Morris Avenue
Birmingham, Alabama 35203

✓ Send Tax Notice To:
Roy W. Ledbetter
8802 Zuber Lane
Springville, AL 35215

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the direction of the Last Will and Testament of Claudine W. Ledbetter, deceased, the undersigned, Gail L. Whatley, Ray Lee Ledbetter, Jr., Roy Wayne Ledbetter, and Gary Allen Ledbetter, in their capacity as Executors of the Estate of Claudine W. Ledbetter, deceased (hereinafter referred to as "Grantor"), with the general authority to execute conveyances conferred upon them by ITEM THREE of the Last Will and Testament of Claudine W. Ledbetter, deceased, does grant, bargain, sell and convey unto Gail L. Whatley, Ray Lee Ledbetter, Jr., Roy Wayne Ledbetter, and Gary Allen Ledbetter, as tenants in common, (hereinafter referred to as "Grantee"), an undivided fifty percent (50%) interest in and to the following described real estate, situated in Shelby County, Alabama, to wit:

The S1/2 of SE1/4; SE1/4 of SW1/4 less mineral rights, Section 33, Township 17 South, Range 1 East.

Also, the SE1/4 of NW1/4; S1/2 of NE1/4; SE1/4 less a strip 251.78 ft. in width evenly off S side of SW1/4 of SE1/4; SW1/4, less and except, a tract in the SW1/4 of SW1/4 sold to Dewey and Sarah Isbell as described in Deed Book 272, Page 919, in Probate Office of Shelby County, Alabama; and also less and except parcel described as: Beginning at point of intersection of E line of SW1/4 of SW1/4 and the county road, and proceed N along E line of said forty 292.5 ft. to a point; thence W and parallel with N line of said forty 150 ft.; thence S and parallel to the E line of said forty to the road; thence northeasterly along road to Point of Beginning, less 1/2 interest to mineral rights in all forties except W1/2 of SW1/4, all in Section 34, Township 17 South, Range 1 East.

ALSO, the NW1/4; and W1/2 of NE1/4, Section 2, Township 18 South, Range 1 East.

ALSO, the NE1/4 of NE1/4 less 1/2 mineral rights; a parcel in SE1/4 of NE1/4 described as: Begin at NE corner of 1/4-1/4; thence run West 550 ft.; thence left 90 degrees 300 ft.; thence left 30 degrees 370 ft.; thence left 34 degrees 391 ft. to the E line of forty; thence left 117 degrees 50' along forty line to the Point of Beginning, Section 3, Township 18 South, Range 1 East.

W1/2 of NW1/4, NE1/4 of NW1/4, SW1/4 of SW1/4, S35, T18S, R1E being 160 acres, more or less, less and except 1/2 mineral rights.

All in Shelby County, Alabama, and containing in the aggregate 997.5 acres, more or less.

TO HAVE AND TO HOLD to said Grantee, their heirs and assigns forever; subject, however, to all existing easements and restrictions, and taxes on said property for the year 1995, which said Grantee hereby assumes and agrees to pay when due. The above real property is not the homestead of the herein named Grantor.

This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument

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nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the Grantors expressly limits their liability to the representative capacity named.

IN WITNESS WHEREOF, the Grantors has hereunder set their hands and seals this 10 day of May, 1995.

Gail L. Whatley
Gail L. Whatley
As Executor of the Last Will and Testament of Claudine Ledbetter, deceased (Probate Case No. 144421 Probate Court of Jefferson County, Alabama)

Ray Lee Ledbetter, Jr.
Ray Lee Ledbetter, Jr.
As Executor of the Last Will and Testament of Claudine Ledbetter, deceased (Probate Case No. 144421 Probate Court of Jefferson County, Alabama)

Roy Wayne Ledbetter
Roy Wayne Ledbetter
As Executor of the Last Will and Testament of Claudine Ledbetter, deceased (Probate Case No. 144421 Probate Court of Jefferson County, Alabama)

Gary Wayne Ledbetter
Gary Wayne Ledbetter
As Executor of the Last Will and Testament of Claudine Ledbetter, deceased (Probate Case No. 144421 Probate Court of Jefferson County, Alabama)

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Gail L. Whatley, whose name as Executor of the Estate of Claudine W. Ledbetter, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Executor as aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

5th Given under my hand and official seal of office this day of May, 1995.

Crystal G. Inniss
Notary Public
My Commission Expires June 24, 1997

STATE OF ALABAMA)
AT LARGE

 COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Roy Wayne Ledbetter, whose name as Executor of the Estate of Claudine W. Ledbetter, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Executor as aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

4th Given under my hand and official seal of office this day of May, 1995.

Shelby G. Champion
Notary Public
My Commission Expires

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Ray Lee Ledbetter, Jr.**, whose name as Executor of the Estate of Claudine W. Ledbetter, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Executor as aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

10th Given under my hand and official seal of office this day of May, 1995.

Crystal A. Jennings
Notary Public
My Commission Expires June 24, 1997

STATE OF ALABAMA)

AT LARGE

 COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Gary Allen Ledbetter**, whose name as Executor of the Estate of Claudine W. Ledbetter, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Executor as aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

4th Given under my hand and official seal of office this day of May, 1995.

Buddy J. Champous
Notary Public
My Commission Expires

MY COMMISSION EXPIRES AUGUST 27, 1998

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