

This instrument was prepared by:
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STATE OF ALABAMA)
SHELBY COUNTY)

EXECUTRIX' DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar, and in accordance with the instructions in the will of Karen Lynn Dickerson, deceased, paid to Betty Williford Cowart, Executrix, hereafter referred to as "Personal Representative", by grantee, the receipt of which is acknowledged, Personal Representative hereby grants, bargains, sells and conveys unto Betty Williford Cowart, individually, (herein referred to as GRANTEE), all the right, title and interest of Karen Lynn Dickerson, deceased, in and to the following described real property situated in SHELBY COUNTY, ALABAMA, per the will of Karen Lynn Dickerson, SHELBY COUNTY PROBATE COURT, CASE NO. 34-075, to-wit:

Lot 5, in Block 15, according to the Map and Survey of Broken Bow South, as recorded in Map Book 11, page 82, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, protective covenants and rights-of-way of record and subject to current taxes, a lien but not yet payable.

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 Karen Lynn Dickerson had in her lifetime and at the time of her death, and which Personal Representative has, by virtue of the will of Karen Lynn Dickerson, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

Note: As a reference deed, please refer to that instrument recorded in the Probate Office of Shelby County, Alabama, at Book 246, Page 178, for historical information only.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY.
TITLE NOT CHECKED BY ATTORNEY. LEGAL DESCRIPTION
FURNISHED BY GRANTEE.

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

Personal Representative, for herself, her heirs, executors and administrators, agrees with the GRANTEE that she is lawfully the Personal Representative of the estate of Karen Lynn Dickerson and has power to convey as aforesaid. Personal Representative further covenants that she has in all respects made this conveyance pursuant to the authority granted by the will of Karen Lynn Dickerson and that she has not done or suffered any act since she became Personal Representative 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.

Inst # 1996-12532

04/17/1996-12532
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-12532

IN WITNESS WHEREOF, the Personal Representative has executed this deed at Columbiana, Alabama, on this the 15 day of MARCH, 1996.

Witness:

Kelly G. Armstrong

Betty Williford Cowart (SEAL)
Betty Williford Cowart,
as Personal Representative
of the Last Will & Testament
of Karen Lynn Dickerson,
deceased.



THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty Williford Cowart, whose name as Personal Representative of the Last Will and Testament of Karen Lynn Dickerson, is signed to the foregoing conveyance, and who is known to me to be such Personal Representative, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of MARCH, 1996.

Kelly G. Armstrong
Notary Public

My commission expires 8-9-99

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, EVA MOONEY, hereby certify that Kelly G. ARMSTRONG, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that Betty Williford Cowart, the grantor, voluntarily executed the same in his/her presence, and in the presence of the other subscribing witness, on the day the same bears date, that he/she attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed in his presence.

Given under my hand, this 15th day of MARCH, 1996.

Eva D. Mooney



96-12532

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00