

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Joyce Edwards Otts
(Address) 1136 Alex Mill Road
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF ~~BALDWIN~~)

SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of One Dollar, (\$1.00) and other good and valuable consideration-----DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THE ESTATE OF GEORGIA MAE EDWARDS, Deceased, by and through its Personal Representative, Joyce Edwards Otts; JOYCE EDWARDS OTTS, a married woman; GEORGE HARDY EDWARDS, an unmarried man; DAVID KENDRICK EDWARDS, a married man; and MELISSA DEAN EDWARDS, an unmarried woman,** (herein referred to as **GRANTORS**, whether one or more), grant, bargain, sell and convey unto **JOYCE EDWARDS OTTS**, (herein referred to as **GRANTEE** whether one or more), the following described real estate, situated in SHELBY County, Alabama, to wit:

The West One-Half of the NW 1/4 of the NW 1/4, also being inclusive of the property herein specifically described:

Parcel I

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, and go South 00 deg. 51 min. 05 sec. East along the West boundary of said 1/4-1/4 Section for 395.00 feet to the point of beginning; thence continue along previous course for 250.00 feet; thence North 89 deg. 06 min. 06 sec. East for 436.00 feet; thence North 00 deg. 51 min. 05 sec. West for 250.00 feet; thence South 89 deg. 06 min. 06 sec. West for 436.00 feet to the point of beginning.

Parcel II

Driveway Easement described as follows:

Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, and go South 00 deg. 51 min. 05 sec. East along the West boundary of said 1/4-1/4 Section for 395.00 feet; thence North 89 deg. 06 min. 06 sec. East for 60.00 feet; thence North 00 deg. 51 min. 05 sec. West for 395.00 feet; thence South 89 deg. 06 min. 06 sec. West for 60.00 feet to the point of beginning.

SUBJECT TO:

Easement as set out by instrument recorded in Real 117 page 783 in Probate Office.

Return to: *Joyce Edwards Otts*

Inst # 1997-40200

12/10/1997-40200
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MD 24.00

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 65 page 222 in Probate Office.

Easement for ingress and egress with road maintenance rights as set out by instrument recorded in Deed Book 65 page 222 in Probate Office.

JOYCE EDWARDS OTTS WAS GRANTED LETTERS TESTAMENTARY, BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA UNDER PROBATE CASE NUMBER 34-176 ON JANUARY 19, 1996, (SAME BEING ATTACHED HERETO AS EXHIBIT "A"), AND FULL POWERS OF CONVEYANCE WERE GRANTED TO SAID PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGIA MAE EDWARDS, BY DECREE OF SAID COURT (ATTACHED HERETO AS EXHIBIT "B"). PURSUANT TO THE TERMS OF THE LAST WILL AND TESTAMENT OF GEORGIA MAE EDWARDS, THE ABOVE DESIGNATED GRANTORS CONSTITUTE ALL OF THE HEIRS AND DEVISEES OF THE ESTATE OF GEORGIA MAE EDWARDS, DECEASED.

JAMES H. EDWARDS, THE JOINT GRANTEE OF THAT CERTAIN DEED HEREINABOVE REFERENCED, WITH GEORGIA MAE EDWARDS, RECORDED IN DEED BOOK 280, PAGE 148 AND DEED BOOK 318, PAGE 299, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, PREDECEASED HIS WIFE, GEORGIA MAE EDWARDS, ON MARCH 15, 1990, AND HIS LAST WILL AND TESTAMENT DEVISED ALL OF HIS INTEREST IN REAL ESTATE TO GEORGIA MAE EDWARDS, PURSUANT TO THE TERMS THEREOF.

ALL DEBTS AND CHARGES AGAINST THE ESTATE OF GEORGIA MAE EDWARDS AND JAMES H. EDWARDS HAVE BEEN FULLY PAID AND SATISFIED.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREINABOVE DESIGNATED.

TO HAVE AND TO HOLD, To the said GRANTEES, his, her or their heirs and/or assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of September, 1997.

Joyce Edwards Otts
The Estate of Georgia Mae Edwards
By: Joyce Edwards Otts
Its: Personal Representative

Joyce Edwards Otts (SEAL)
Joyce Edwards Otts

George Hardy Edwards
George Hardy Edwards

Melissa Dean Edwards
Melissa Dean Edwards

David Kendrick Edwards (SEAL)
David Kendrick Edwards

STATE OF ALABAMA
COUNTY OF SHELBY

)
) Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JOYCE EDWARDS OTTS**, whose name as **Personal Representative of the ESTATE OF GEORGIA MAE EDWARDS**, 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 such **Personal Representative**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 1997.

[Signature]
Notary Public
My Commission Expires: 9/97

STATE OF ALABAMA
COUNTY OF SHELBY

)
) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JOYCE EDWARDS OTTS**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 1997.

[Signature]
Notary Public
My Commission Expires: 9/97

STATE OF Alabama
COUNTY OF Mobile

)
) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **GEORGE HARDY EDWARDS** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September 1997.

[Signature]
Notary Public
My Commission Expires: 2/17/99

STATE OF Oklahoma)
COUNTY OF Oklahoma) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **DAVID KENDRICK EDWARDS**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 1997.

Roe Buller
Notary Public

My Commission Expires: 11-9-97

STATE OF ALABAMA)
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **MELISSA DEAN EDWARDS**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 1997.

James C. Parrie
Notary Public

My Commission Expires: 2/17/99

EXHIBIT "A"

LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE # 34-176

The Will of Georgia Mae Edwards having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to Joyce Edwards Otts, the Personal Representative named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in *Ala. Code, §43-8-76 (1975, as amended)*, the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers, without limitation, authorized in transactions under *Ala. Code, §43-2-843 (1975, as amended)*, unless expressly modified in the Will.

Witness my hand, and dated this 19th day of January, 1996.


PATRICIA YEAGER FUHRMEISTER
Judge of Probate

THE STATE OF ALABAMA
SHELBY COUNTY

I, PATRICIA A. SEWELL, CHIEF CLERK of the Probate Court of Shelby County, Alabama hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to Joyce Edwards Otts, as Personal Representative of the Will of Georgia Mae Edwards, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this 19th day of January, 1996.


CHIEF CLERK

EXHIBIT "B"

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF)

CASE NO. 34-176

GEORGIA MAE EDWARDS, Deceased.)

DECREE ADMITTING WILL TO PROBATE & GRANTING
LETTERS TESTAMENTARY

This 19th day of January, 1996, being the date set by this Court for the hearing of the petition of Joyce Edwards Otts to have admitted to probate and record an instrument which purports to be the Last Will and Testament of Georgia Mae Edwards, deceased, and notice having been issued and served as required by law upon the spouse and/or next of kin, or service of notice having been accepted by those who are over the age of nineteen years and of sound mind, and the Court having heard the evidence offered and the Court being satisfied from said evidence that the instrument, which purports to be the Last Will and Testament of the said decedent is the legal Will of the said decedent.

It is therefore ORDERED by this Court that the said instrument which purports to be the Will of the said decedent was duly and legally executed by Georgia Mae Edwards; that the said instrument is the legal Will of the said decedent; that the said Will is hereby admitted to probate and record in this Court and that pursuant to Ala. Code, §43-2-21 (1975), Letters Testamentary be granted to Joyce Edwards Otts as Personal Representative under said Will.

It is further ORDERED by this Court that the said Personal Representative shall have all the powers and duties provided in the Will and all the general powers, without limitation, authorized for transactions enumerated in Ala. Code §43-2-843 (1975, as amended).

It is further ORDERED that the said Personal Representative proceed without delay to collect and take possession or control of the personal property and evidences of debt of the said decedent, except the personal property exempted under Ala. Code, §43-8-111 (1975, as amended), in favor of the surviving spouse. The Will expressly relieves the Personal Representative of the requirement to file an inventory. The said self-proved Will of the decedent shall be recorded in the probate records of Shelby County, Alabama as provided by law.

DONE and ORDERED this the 19th day of January, 1996.


PATRICIA YEAGER FUHRMEISTER
Judge of Probate

Inst # 1997-40200

12/10/1997-40200
10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
006 NCD 24.00

Inst # 1997-40200