

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF KARL LOHMANN, DECEASED, AS CASE NUMBER 36-342, PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Barbara Cox Koehler, Trustee
1320 Angle Wood Circle
Birmingham, Alabama 35216

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned, **BARBARA COX KOEHLER**, as Executrix of the Estate of **KARL LOHMANN, DECEASED**, (hereafter referred to as the "Grantor"), in hand paid by **BARBARA COX KOEHLER**, as Trustee of the Testamentary Trust U/W of **Karl Lohmann**, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee its one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Little Ridge Estates, as recorded in Map Book 9, page 174 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NOTE: Grantor limits her liability hereunder solely to the assets she receives and holds in her capacity as the executrix of the Estate as aforesaid.

NOTE: Edna T. Lohmann is executing this Statutory Warranty Deed for the sole purpose of complying with homestead laws in the State of Alabama, even though only the deceased's interest is being conveyed. Edna T. Lohmann is retaining her undivided one-half (1/2) interest to the real property described above which she acquired by deed recorded in Book 143, Page 866 as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

1998-33461

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 18th day of August, 1998.

Barbara Cox Koehler
Barbara Cox Koehler, Executrix of the
Estate of Karl Lohmann

Edna T. Lohmann
Edna T. Lohmann

STATE OF ALABAMA)
)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Cox Koehler, whose name as Executrix of the Estate of Karl Lohmann 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 as such executrix and with full authority, for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 18th day of August, 1998.

Donna Mae Davis
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 28, 2000

STATE OF ALABAMA)
)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edna T. Lohmann, 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 for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 18th day of August, 1998.

Donna Mae Davis
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 28, 2000

This Instrument Prepared By:

Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

Inst # 1998-33461

\\ODMA\PCDOCS\DOCSBHM\604437\1

2 08/27/1998-33461
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00