

Value
\$ 5,000.00

This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

Send Tax Notice To:
John Dow Browning
299 Cherokee Trail
Pelham, Alabama 35124

This instrument was prepared by:
Wm. Randall May
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1998-38234
10/01/1998-38234
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 17.00

PERSONAL REPRESENTATIVES' DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that by a Decree dated the 18th day of November, 1997, rendered by the Probate Court of Jefferson County, Alabama, in the case of the Estate of Ruth A. McGuire, deceased, Case Number 161597, I, Patti M. Browning, as Personal Representative of the Estate of Ruth A. McGuire, deceased, was authorized to and directed to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of One Dollars in hand paid by Patti McGuire Browning and spouse, John Dow Browning, and in conformity with and pursuant to the authority of said Decree, I, Patti M. Browning, as Personal Representative of the Estate of Ruth A. McGuire, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto PATTI MCGUIRE BROWNING AND SPOUSE, JOHN DOW BROWNING, as joint tenants, with right of survivorship all of the right, title, interest, and estate of Ruth A. McGuire, deceased, in and to the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the northwest corner of SW ¼ of Section 22, Township 19 South, Range 2 West for the point of beginning; thence run east along the north line of said SW1/4 a distance of 313.8 feet to the west right of way boundary of Road; turn right an angle of 87 deg. 49 min. along said west right of way boundary a distance of 569.14 feet; thence turn right an angle of 92 deg. 11 min. a distance of 313.8 feet to the west line of aforesaid SW ¼; turn right an angle of 87 deg. 49 min. and run along said west line a distance of 569.14 feet to point of beginning; being situated in NW1/4 of SW ¼, Section 22, Township 19 South, Range 2 West.

Less and except: Commence at the NW corner of the SW 1/4 of Section 22, Township 19 South, Range 2 West for the Point of Beginning; thence east along the North line of said SW 1/4 and run 313.80'; thence right 87 deg. 49 min; and run 284.77 feet; thence right 92 deg. 13 min. 12 sec. And run 312.69 feet; thence right 87 deg. 47 min. 12 sec. And run 284.65 feet to the point of beginning being designated Parcel I on that survey of Robert A. Farmer dated June 26, 1989.

Subject to all existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: Ruth A. McGuire is the surviving grantee of deed recorded in Shelby County, Alabama, in Real 248, page 792; the other grantee, William L. McGuire having died on or about May 17, 1976.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 25 day of September, 1998, at Birmingham, Alabama.

Ruth A. McGuire, deceased

Patti M. Browning, Personal Representative
By: Patti M. Browning, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patti M. Browning, whose name is signed to the foregoing deed as Personal Representative of the Estate of Ruth A. McGuire, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, she executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Jefferson County, Alabama, on the day the same bears date.

Given under my hand and official seal, this the 25 day of September, 1998.

Kimberly M. Melton
Notary Public

10/1/98
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CRH

17.00

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