

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF NELLIE JACK BAKER, DECEASED WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER 37-267.

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

Inst # 1999-33500  
08/10/1999-33500  
09:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HRS 12.00

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum on One and No/100 (\$1.00) and other good and valuable considerations to the undersigned John C. Robertson, as Executor and Personal Representative of the Estate of Nellie Jack Baker, deceased (herein referred to as "Grantor"), in hand paid by John C. Robertson and Katie J. Robertson (herein referred to as "Grantee", whether one or more), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following and hereinafter described parcels or real estate situated in Shelby County, Alabama, to wit:

#### PARCEL 1

The NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 21 South, Range 1 East, except the following portion thereof, viz.:

A parcel of land located in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 21, Range 1 East, Shelby County, Alabama, said parcel of land being more particularly described as follows: Begin at the NE corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 21, Range 1 East, and run 1320 feet, more or less, to the SE corner of said Quarter Quarter Section; thence turn an angle to the right and run parallel with the North line of said Quarter Quarter Section 450 feet; thence turn an angle to the right and run parallel with the East line of said Quarter Quarter Section a distance of 400 feet; thence turn an angle to the right and run parallel with the South boundary line of said Quarter Quarter Section 230 feet to a point; thence turn an angle to the left and run in a Northerly direction 920 feet, more or less, to a point on the North line of said Quarter Quarter Section, which point is 315 feet West of the point of beginning; thence run in an Easterly direction and along the North line of said Quarter Quarter Section 315 feet to the point of beginning.

#### PARCEL 2

The NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 21 South, Range 1 East, except the following portion thereof, viz.:

Begin at the Southeast corner of said forty and run South 87 deg. West along the South line of said forty, 752.7 feet for a point of beginning of the tract herein excepted, run thence North 20 deg. West 680.5 feet to the South line of Mardis Ferry Road; thence Southwest along South line of said road to West line of said forty; thence South along West line of said forty to the Southwest corner thereof; thence East along South line of said forty to point of beginning.

#### PARCEL 3

All that part of the East half of the Northwest Quarter of Section 20, Township 21 South, Range 1 East, lying North of Mardis Ferry Road.  
LESS AND EXCEPT those portions previously conveyed to William T. Vincent and wife, Nancy Wiley Vincent by deeds recorded in Deed Book 305, Page 54; Deed

Book 324, Page 498; and Deed Book 317, Page 742, in Probate Office.  
LESS AND EXCEPT those portions previously conveyed to A.R. Murphree by deeds  
recorded in Deed Book 263, page 928; and Deed Book 324, Page 437, in Probate  
Office.

This conveyance is made subject to the following:

1. All 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.

The undersigned Grantor limits his liability hereunder solely to the assets Grantor  
receives and holds in his capacity as Executor and Personal Representative as aforesaid

This deed has been executed for curative purposes to correct the legal description  
as contained in that certain deed from John C. Robertson, as Executor and Personal  
Representative of the Estate of Nellie Jack Baker, deceased, to John C. Robertson and  
Katie J. Robertson, dated July 16, 1999, and filed for record in the Probate Office of Shelby  
County, Alabama on July 16, 1999, and recorded as instrument number 1999-29823.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns  
forever.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this  
conveyance, has hereunto set his signature and seal, this the 6 day of August  
1999.

John C. Robertson  
John C. Robertson, Executor and  
Personal Representative

Jamie C. Culver  
Witness

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that John C. Robertson whose name as Executor and Personal  
Representative of the Estate of Nellie Jack Baker, 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 as such Executor and Personal  
Representative, and with full authority, executed the same voluntarily for and as an act of  
the said estate, acting in his capacity as Executor and Personal Representative as  
aforesaid, on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of August, 1999.

Jessie B. Ray  
Notary Public

Inst # 1999-33500 My Commission Expires: 1003

08/10/1999-33500  
09:31 AM CERTIFIED -  
SHELBY COUNTY JUDGE OF PROBATE PUBLIC  
002 HNS 12.00

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