

STATE OF ALABAMA §
 §
TALLADEGA COUNTY §

EXECUTOR'S DEED

Inst # 2000-23600
07/14/2000-23600
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50
002 MMS

KNOW ALL MEN BY THESE PRESENTS, that in accordance with the Last Will and Testament of Benjamin Edward Gunn, deceased (July 19, 1999). Mary Livingston and Violet Arledge were named as Personal Representative of the Estate of Benjamin Edward Gunn on October 7, 1999.

NOW THEREFORE, in consideration of the bequest made in Paragraph Two (2) of the Last Will and Testament of Benjamin Edward Gunn, deceased, We, Mary Livingston and Violet Arledge, as Co-Personal Representatives of the Estate of Benjamin Edward Gunn, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Mary Livingston, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Southeast quarter of Section 16, Township 22 South, Range 1 West, being a part of the same land described in a Deed to Edward Gunn, recorded in Deed Book 130 at Page 199, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1 ½" pipe, found at the southeast corner of said Section 16; thence S 87°57'02" W, along the South line of said section, a distance of 517.85 feet to a point; thence N 02°02'58" W, a distance of 213.17 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", at the Point of Beginning; thence N 69°48'00" W, a distance of 210.00 feet to a point; thence N 20°12'00" E, a distance of 210.00 feet to a point; thence S 69°48'00" E, a distance of 210.00 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence S 20°12'00" W, a distance of 210.00 feet to the point of beginning. The herein described parcel contains 1.000 acre of land.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or his spouse.

The preparer of this instrument has not reviewed the status of the title to this property and acts only as the drafter of this instrument.

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby,

that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, We have hereunto set our hand and seal as Co-Personal Representative of the Estate of Benjamin Edward Gunn on this the 13 day of July, 2000, at Sylacauga, Alabama.

Mary Livingston
Mary Livingston, Co-Personal Representative
Estate of Benjamin Edward Gunn, deceased

Violet Arledge
Violet Arledge, Co-Personal Representative
Estate of Benjamin Edward Gunn, deceased

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary Livingston and Violet Arledge, whose names are signed to the foregoing deed as Co-Personal Representative of the Estate of Benjamin Edward Gunn, deceased, and who are known to me, acknowledged before me on this day, that being informed of the contents of the deed, they executed the same voluntarily, pursuant to the Last Will and Testament of Benjamin Edward Gunn, on the day the same bears date.

Given under my hand and official seal of office on this the 13 day of July, 2000.

Rebecca Townsend
Notary Public

THIS INSTRUMENT PREPARED BY:
BARRY D. VAUGHN
PROCTOR AND VAUGHN, L.L.C.
Post Office Box 2129
Sylacauga, Alabama 35150
7169.1

inst # 2000-23600

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