

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to:
(Name) Ruth Davis Terrell
(Address) 103 Shaw Villas
Montevallo, AL 35115

*** MINIMUM VALUE: \$1,000.00***

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY 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 MAE MEKEEL, a/k/a MAY DAVIS MEKEEL, Deceased, by and through its Personal Representative, RUTH DAVIS TERRELL; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RUTH DAVIS TERRELL (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A tract of land situated in the SE ¼ of the NW ¼ of Section 21, Township 22 South , Range 3 West, Shelby County, Alabama described as follows:
Beginning at a point on the Northwest line of Highland Street, if said street were extended Northeast to the Montevallo-Ashville Road (Highway 119) , as shown by Lyman’s Addition to the Town of Montevallo, which point is 350.0 feet Northeast of the Northeast line of Moody Street; thence Northeast along Highland Street 75.0 feet; thence Northwest and perpendicular with Highland Street 150.0 feet; thence Southwest and parallel to Highland Street a distance of 75.0 feet to a point within 350.0 feet of the Northeast line of Moody Street; thence Southeast 150.0 feet to the point of beginning; the East boundary of said property being the same as the West boundary of the J. S. Ward Lot, as conveyed to him by deed dated 27th day of June, 1923, and recorded in Deed Book 75, at page 2, Office of Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
Reservations, covenants and restrictions of record.

RUTH DAVIS TERRELL WAS GRANTED LETTERS TESTAMENTARY, BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA UNDER PROBATE CASE NUMBER 39-123 ON DECEMBER 3, 1999, (SAME BEING ATTACHED HERETO AS EXHIBIT “A”), AND FULL POWERS OF CONVEYANCE WERE GRANTED TO SAID PERSONAL REPRESENTATIVE OF THE ESTATE OF MAE MEKEEL, A/K/A MAY DAVIS MEKEEL, BY DECREE OF SAID COURT (ATTACHED HERETO AS EXHIBIT “B”). PURSUANT TO THE TERMS OF THE LAST WILL AND TESTAMENT OF MAE MEKEEL, A/K/A MAY DAVIS MEKEEL, THE ABOVE DESIGNATED GRANTOR CONSTITUTES THE PERSONAL REPRESENTATIVE OF SAID DECEDENT’S ESTATE, WHO HOLDS FULL AUTHORITY TO SELL, TRANSFER OR CONVEY SAID REALTY.

ALL DEBTS AND CHARGES AGAINST THE ESTATE OF MAE MEKEEL, A/K/A MAY DAVIS MEKEEL, HAVE BEEN FULLY PAID AND SATISFIED.

Inst. # 2000-26579

08/07/2000-26579
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00
D04 SNA

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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 grantee, 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 4th day of AUGUST, 2000.

_____(Seal)

Ruth Davis Terrell (Seal)
THE ESTATE OF MAE MEKEEL
A/K/A MAY DAVIS MEKEEL
BY: RUTH DAVIS TERRELL
ITS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA
SHELBY COUNTY

Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RUTH DAVIS TERRELL, whose name as Personal Representative of the ESTATE OF MAE MEKEEL, a/k/a MAY DAVIS MEKEEL,** 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 4th day of AUG., 2000.

5/17/2003
My Commission Expires

Michelle Adams
Notary Public

EXHIBIT "A"

LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE # 39-123

The Will and Codicil of May Davis Mekeel having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to Ruth Davis Terrell, 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 and Codicil.

Witness my hand, and dated this 3RD day of December, 1999.


PATRICIA YEAGER FUHRMEISTER
Judge of Probate

THE STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly A. Melton, 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 Ruth Davis Terrell as Personal Representative of the Will and Codicil of May Davis Mekeel, deceased, as t he 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 3RD day of December, 1999.

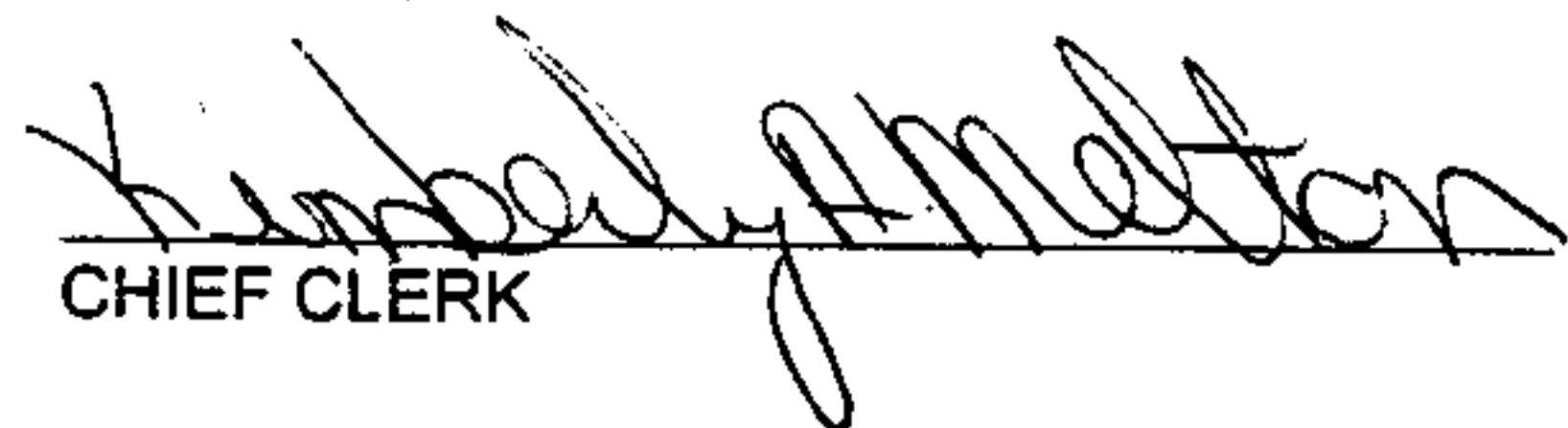

CHIEF CLERK

EXHIBIT "B"

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF)

May Davis Mekeel, deceased.)

CASE NO. 39-123

DECREE ADMITTING WILL TO PROBATE & GRANTING
LETTERS TESTAMENTARY

This 3RD day of December, 1999, being the date set by this Court for the hearing of the petition of **Ruth Davis Terrell**, to have admitted to probate and record an instrument which purports to be the Last Will and Testament of **May Davis Mekeel**, 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 **May Davis Mekeel** and 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 **Ruth Davis Terrell**, 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 Will of the decedent, together with the evidence and testimony of the subscribing witnesses, shall be recorded in the probate records of Shelby County, Alabama as provided by law.

DONE and ORDERED this the 3RD day of December, 1999.

Inst # 2000-26579


Patricia Yeager Fuhrmeister
Judge of Probate

08/07/2000-26579
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00