


\$47,000⁰⁰

This instrument prepared by:
✓ Haskins W. Jones, Esq.
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1901 Sixth Avenue North
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Birmingham, Alabama 35203
(205) 458-9400

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20020501000204370 Pg 1/3 64.00
Shelby Cnty Judge of Probate, AL
05/01/2002 12:42:00 FILED/CERTIFIED

PERSONAL REPRESENTATIVE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Ann Matheson Bunn, Personal Representative of the Estate of J. Daniel Matheson, Deceased (the "Grantor" and the "Estate", respectively), for good and valuable consideration, receipt of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, **GRANT, BARGAIN, SELL, AND CONVEY** unto Ann Matheson Bunn (the "Grantee"), a married individual, the following described property (the "Property") situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described on Exhibit "A" attached hereto.

Subject to:

1. Taxes and assessments for the year 2002, and subsequent years, which are not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 133, Page 134; Real 273, Page 225; Real 285, Page 660; Volume 129, Page 342 and Volume 143, Page 308, in the Probate Office of Shelby County, Alabama.
3. Coal, oil, gas and other mineral interests.

TO HAVE AND TO HOLD the property unto the Grantee, and her heirs and assigns forever. And Grantor, acting on behalf of the Estate and its successors and assigns, covenants with the Grantee, and her heirs and assigns, that the Estate is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; and that the Personal Representative, acting on behalf of the Estate and its successors and assigns, shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Grantor, solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual, non-representative capacity, and the Grantor expressly limits her liability hereunder to the property now or hereafter held by her in her representative capacity named.

IN WITNESS WHEREOF, the Grantor has executed this conveyance in her capacity as Personal Representative of the Estate of J. Daniel Matheson, Deceased, on this 1st day of May, 2002.

THE ESTATE OF J. DANIEL MATHESON,
DECEASED

By: Ann Matheson Bunn
ANN MATHESON BUNN,
PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, Patsy H. Cannon, the undersigned Notary Public in and for said County and State, hereby certify that **Ann Matheson Bunn**, Personal Representative of the Estate of J. Daniel Matheson, Deceased, whose name is signed to the foregoing Personal Representative's Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1st day of May, 2002.

[AFFIX SEAL]

Patsy H. Cannon
Notary Public
My commission expires: MY COMMISSION EXPIRES MARCH 25, 2006

EXHIBIT "A"

Legal Description

From a 2" pipe at the NW corner of Section 17, Township 20 South, Range 2 East, run thence South along the accepted West boundary of said Section 17 a distance of 1172.73 feet to a 1/2" rebar that is 167.53 feet North of the accepted SW corner of the NW 1/4 - NE 1/4 of said Section 17; thence turn 91°54'00" left and run 1178.07 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 156.00 feet to a 1/2" rebar on the Southwesterly boundary of Dead Hollow Road South (60' ROW); thence turn 34°02'29" right and run 103.99 feet along said road boundary and the following courses; 08°16'46" left for 106.88 feet; 08°16'39" left for 132.88 feet; 08°23'18" right for 42.58 feet; 14°23'02" right for 42.37 feet; 14°57'34" right for 50.28 feet; 06°42'56" right for 149.10 feet; 02°41'04" left for 128.02 feet; thence turn 01°46'50" left and run 223.05 feet along said road boundary to a 1/2" rebar in the center of an asphalt drive; thence turn 95°40'53" right and run 148.06 feet along said drive centerline to a 1/2" rebar; thence turn 05°21'11" left and run 96.02 feet along said drive centerline to a 1/2" rebar; thence turn 08°56'39" left and run 110.20 feet along said drive centerline to a 1/2" rebar; thence turn 19°31'39" right and run 38.86 feet along said drive centerline to a 1/2" rebar; thence turn 20°44'16" right and run 81.82 feet along said drive centerline to a 1/2" rebar; thence turn 25°31'03" left and run 233.56 feet to a 1/2" rebar; thence turn 23°17'29" right and run 83.60 feet to a 1/2" rebar; thence turn 18°17'45" right and run 102.63 feet to a 1/2" rebar; thence turn 19°52'37" right and run 98.79 feet to a 1/2" rebar; thence turn 40°16'12" right and run 74.56 feet to a 1/2" rebar; thence turn 07°31'45" right and run 139.13 feet to a 1/2" rebar; thence turn 14°30'10" right and run 146.72 feet to a 1/2" rebar; thence turn 14°34'14" left and run 178.60 feet to a 1/2" rebar; thence turn 12°00'27" right and run 90.45 feet to a 1/2" rebar; thence turn 19°59'36" right and run 249.58 feet to a 1/2" rebar; thence turn 32°45'01" left and run 43.20 feet to the point of beginning of herein described parcel of land, situated in the NW 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.

20020501000204370 Pg 3/3 64.00
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