

## THIS INSTRUMENT WAS PREPARED BY:

**SEND TAX NOTICE TO:** 

M. Wayne Wheeler, Esq. 2230 Third Avenue North Birmingham, Alabama 35203

Arthur Daniel Sexton 9935 County Highway 55 North Westover,, Alabama 35185

## DEED OF DISTRIBUTION

STATE OF ALABAMA	) :	KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY	)	

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, the undersigned Executor of the Estate of Katie Wilhelmine Rixen Sexton, deceased, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Arthur Daniel Sexton, pursuant to that authority contained in Letters of Testamentary and the Last Will and Testament of Katie Wilhelmine Rixen Sexton, as recorded in the Probate Court of in and for Shelby County, Alabama, in Probate File Number 42-296, as Executor of the Estate of Katie Wilhelmine Rixen Sexton, deceased, (herein referred to as Grantor), grant, bargain, sell and convey a life estate unto Arthur Daniel Sexton, a widow, with the remainder to Diana Verena Sexton Short, a single woman; William Glen(n) Sexton, a single man; and John Edward Sexton, a single man, being the heirs and next-of-kin of Katie Wilhelmine Rixen Sexton, deceased, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 34 acres, more or less, being the NE ¼ of NE ¼, Section 28, Township 19, Range 1 East, except the Mt. Tabor Church lot described as beginning at the Northwest corner of NE ¼ of NE ¼, Section 28; run thence South along the West line of said Forty 396 feet; thence East 643-½ feet; thence North 396 feet to the North line of said Forty; thence West along such North line 643-½ feet to beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT that certain property heretofore conveyed to Ed Waldrip under date of April 13, 1972 by deed filed for record in the Probate Office of Shelby County, Alabama.

Subject to easement, restrictions and encumbrances of record<sup>1</sup>.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

Title not examined at the express direction of the parties.

<sup>&</sup>lt;sup>1</sup>Said conveyance includes the rights pursuant to the existing lease with the United States Postal Service.

TO HAVE AND TO HOLD unto the said grantee, their heirs and assigns, in fee simple forever.

And I do, as Executor of the Estate of Katie Wilhelmine Rixen Sexton, deceased, covenant with the said grantee, their heirs and assigns, that the Estate of Katie Wilhelmine Rixen Sexton, deceased, is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I, as Administrator of the Estate of Katie Wilhelmine Rixen Sexton, deceased, will warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Arthur Daniel Sexton, as Executor of the Estate of Katie Wilhelmine Rixen Sexton, deceased, who is authorized to execute this conveyance, has hereto set their signature(s) and seal(s) this the 6<sup>th</sup> day of January, 2003.

ESTATE OF KATIE WILHELMINE RIXEN SEXTON

By: Van Baniel Sexton, as Executor

of the Estate of Katie Wilhelmine Rixen Sexton
Case Number 42-296 in the Probate Court of

Shelby County, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

I, M. Wayne Wheeler, the undersigned Notary Public, in and for said county in said state, hereby certify that Arthur Daniel Sexton, whose named as Executor of the Estate of Katie Wilhelmine Rixen Sexton, 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, they as such Administrator, and with full authority, executed the same voluntarily for and as the act of the Estate of Katie Wilhelmine Rixen Sexton.

Given under my hand and official seal this the 6th day of January, 2003.

NOTARY PUBLIC