

**SEND TAX NOTICE TO:**

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 record¹.

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.

¹Said conveyance includes the rights pursuant to the existing lease with the United States Postal Service.

NOTARY PUBLIC