20050308000105680 1/2 $59.00
Shelby Cnty Judge of Probate, AL
03/08/2005 10:30:34AM FILED/CERT

Send Tax Notice to: Shane Schroeder
P. O. Box 180
Calera, AL 35040-0180

PERSONAL REPRESENTATIVE DEED

Shelby County, AL 03/08/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$45.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

Cons $45,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to the undersigned Grantor, Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased, (hereinafter referred to as the "Decedent"), who died on and whose Will is probated as Case No. 185049 in the Probate Court of Jefferson County, State of Alabama, in hand paid by Shane Schroeder, (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the said Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased, does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate and improvements thereon situated in Shelby County, State of Alabama, to-wit:

> Commence at the northwest corner of the South Half of the East Half of the SE ¼, Section 22, Township 22 South, Range 2 West, according to a survey by F. W. Wheeler (Sept. 5, 1968); thence proceed North 88 deg. 40 min. East (magnetic bearing) for a distance of 115.00 feet to a point being on the east right of way line of Countryclub Drive; thence turn 90 deg. 36 min. 45 sec. to the left and run 615.00 feet along said right of way to the point of beginning of the parcel of land herein conveyed; thence continue along said right of way for a distance of 205.00 feet to a point; thence turn 90 deg. 36 min. 45 sec. to the right and run 221.67 feet to a point; thence turn 90 deg. 18 min. 23 sec. to the right and run 205.00 feet to a point; thence turn 90 deg. 18 min. 23 sec. to the right and run 220.57 feet to the point of beginning; Said property is situated in the SE1/4 of Section 22, Township 22 South, Range 2 West, and contains 1.04.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TO HAVE AND TO HOLD the said property unto the said Grantee, her heirs and assigns forever.

This conveyance is executed without warranty or representation of any kind on the part of the Personal Representative, express or implied.

This instrument is executed by Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased, and in its capacity as Personal Representative and under its powers and authority as said Personal Representative and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wachovia Bank, National Association, d/b/a SouthTrust Bank, in its individual or corporate capacity. It is understood that Wachovia Bank, National Association, d/b/a SouthTrust Bank, is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

IN WITNESS WHEREOF, Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased, has caused this deed to be executed for it and in its name by Paul Z. Metz, its Vice President, who is duly authorized, and has further caused its corporate seal to be hereunto affixed on this 28TH day of February 2005.

Mike Atchison

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(CORPORATE SEAL)

Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased

ATTEST:

By: Janet W. Burttram
Janet W. Burttram
Assistant Vice President

By: Paul Z. Metz
Paul Z. Metz
Vice President

PERSONAL REPRESENTATIVE'S ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I hereby certify that Paul Z. Metz and Janet W. Burttram whose names as Vice President and Assistant Vice President, respectively, of Wachovia Bank, National Association, d/b/a SouthTrust Bank, as Personal Representative of the Estate of William S. Mitchell, deceased, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority on behalf of Wachovia Bank, National Association, d/b/a SouthTrust Bank, in its capacity as such Personal Representative.

Given under my hand this the 28 day of February 2005.

(SEAL)

Lucky L. Stoven
NOTARY PUBLIC

My Commission Expires: 1/22/2006

THIS INSTRUMENT PREPARED BY:
Janet W. Burttram
Assistant Vice President
Trust Real Estate Division
SouthTrust Bank
Post Office Box 830804
Birmingham, Alabama 35283-0804

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