20050427000201210 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 04/27/2005 01:25:46PM FILED/CERT

This Instrument Prepared By:

Tracy R. Davis, Esq.
Hand Arendall, L.L.C.
1200 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

Send tax notice to:
Keith Wood
12801 Treehaven Drive
Lakeview, AL 35111

Sue Burdette 153 Chase Creek Circle Pelham, AL 35124

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF HAND ARENDALL, L.L.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

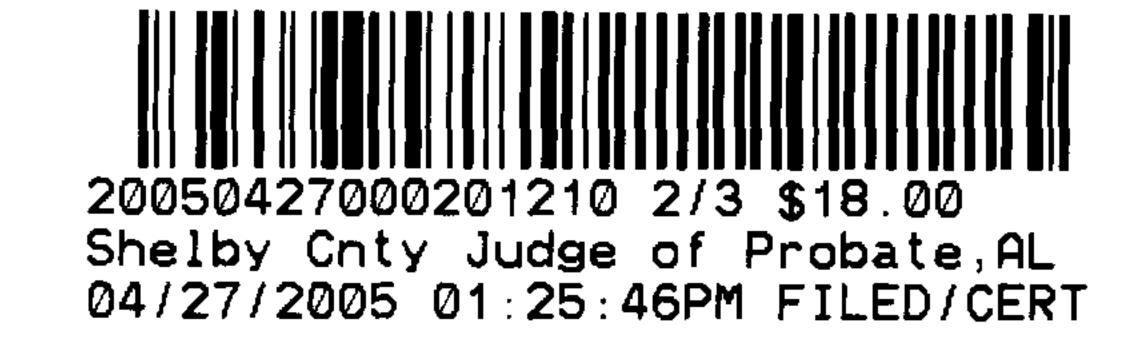
STATE OF ALABAMA		KNOW ALL MEN BY THESE PRESENTS:
BLOUNT COUNTY)	

That in consideration of the terms of the Last Will and Testament of PEGGY WOOD, deceased, the undersigned, KEITH WOOD AND SUE BURDETTE, in their capacity as Personal Representatives of the Estate of said decedent (the "Grantor"), with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto KEITH WOOD AND SUE BURDETTE (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Map and Survey of Monte Verde, as recorded in Map Book 6, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, LESS AND EXCEPT the following described portion of said lot; begin at the Southwest corner of said Lot 22; thence run east along the South line of said Lot 131.68 feet to the Southeast corner of said lot; thence turn left 90 degrees 08 minutes 00 seconds and run North along the east line of said lot 30.91 feet; thence turn left 91 degrees 23 minutes 26 seconds and run Southwest 131.90 feet to the point on a counter – clockwise curve on the East right of way of Alabama Highway #119, said curve having a delta angle of 00 degrees 04 minutes 48 seconds and a radius of 11429.83 feet; thence turn left 81 degrees 24 minutes 21 seconds. To tangent and run South along the arc of said right-of-way 15.94 feet to the point of beginning, situated in Shelby County, Alabama.

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
- 2. 35-foot building setback line from Monte Verde and Highway 119 and 15-foot easement across the rear of said lot as shown on recorded map of said subdivision.
- 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- 4. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Misc. Book 20, Page 432 and Map 6, Page 66.
 - 5. Permit to South Central Bell as recorded in Deed Book 293, Page 274.



- Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 298, Page 171.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 6, 2000, and recorded on December 8, 2000 at 9:17 AM in Instrument 2000-42384 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the Untied States of America. The Company does not attempt herein to disclose or identify the names of all persons, firms, partnerships, corporations, associations, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America. Nevertheless, rights of redemption exist, and at this time constitute a title defect, and said defect is expressly excepted from coverage under this policy by virtue of legal obligations to list or identify all persons, firms, partnerships, corporations, associations, governments or other entitles entitled to redeem the property under the laws of the State of Alabama or the United States of America and by acceptance of this policy the Insured hereby releases and discharges the Company, and its issuing agent of and from any such duty, obligation or undertaking.
- All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of ShelbyCounty, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors and assigns forever.

The Grantors, for themselves and for their heirs, executors and administrators, do hereby covenant with the Grantees and their heirs, successors and assigns, that the Grantors are lawfully seized in fee simple of the subject property; that the same is free from all encumbrances, except as aforesaid; that the Grantors have a good right to sell and convey the same as aforesaid; that the Grantors will, and our heirs, executors and administrators shall, warrant and defend the same to the Grantees and their heirs, successors and assigns, forever, against the lawful claims of all persons.

The above property does not constitute the homestead of the Grantors.

The said decedent's Will, dated May 23, 1995, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. 2004-000334. Said Court issued Letters Testamentary to the Grantors as Personal Representatives on June 22, 2004.

This instrument is executed by the Grantors solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal this <u>ut th</u> 2005.

> Keith Wood, as Personal Representative of the Estate of Peggy Wood, deceased

> Sue Burdette, as Personal Representative of the Estate

of Peggy Wood, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that KEITH WOOD, whose name as Personal Representative of the Estate of Peggy Wood, 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, he, in is capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on

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Representative, executed the same voluntarily on the day the same bears date and swears, based on her information and belief, that the source of title recited herein is true and correct.

Given under my hand this day of April 2005.

April 2005.

April 2005.

April 2005.

April 2005.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that SUE BURDETTE, whose name as Personal Representative of the Estate of Peggy Wood, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date and swears, based on her information and belief, that the source of title recited herein is true and correct.

Given under my hand this day of April 2005.

Notary Public

Printed Name

My Commission Expires: 9-26-06

(NOTARY SEAL)

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