

#10,210,02

20051102000570060 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
11/02/2005 01:44:13PM FILED/CERT

This instrument was prepared by:

Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. P.C.
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 521-7000

SEND TAX NOTICE TO:

Larnetta McGinnis
2200 Elkdale Street
Selma, Alabama 36701

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS Palmer A. McGinnis departed this life on December 7, 1987, a resident of the State of Alabama having died testate, his estate being administered according to the laws of the State of Alabama and Letters Testamentary were issued in accordance with the laws of the State of Alabama to Russell Brown as Successor Personal Representative by the Probate Court of Shelby County, Alabama, on January 11, 2000, Case No. 27-085; and

WHEREAS, the Last Will and Testament of Palmer A. McGinnis conveyed into Joyce Brown, Laura Brown and Annie Jo Jemison that certain parcel of real estate more particularly described below; and

WHEREAS, the Probate Court of Shelby County Alabama by that certain Order dated March 4, 1998, did award Larnetta S. McGinnis a homestead allowance of \$6,000.00 and an exempt property amount of \$3,500.00.

WHEREAS, Larnetta S. McGinnis has agreed to accept that certain parcel of real property of the estate more particularly along with a cash payment of \$3,000.00 from Danny Edwin McGinnis, one of the beneficiaries of the Estate of Palmer A. McGinnis, in full satisfaction of the homestead allowance of \$6,000.00 and an exempt property amount of \$3,500.00.

WHEREAS, under the laws of the State of Alabama the Personal Representative is given full power and authority to dispose of the estate and transfer said real property, pursuant to the Last Will and Testament of Palmer A. McGinnis and the Probate Court of Shelby County Alabama by that certain Order dated March 4, 1998; and

NOW THEREFORE, pursuant to the Last Will and Testament of Palmer A. McGinnis, the undersigned Russell Brown, as Personal Representative of the Estate of Palmer A. McGinnis, and under authority vested in it by the laws of the State of Alabama as such Personal Representative, it does hereby grant, transfer, bargain, sell and convey unto **LARNETTA MCGINNIS**, the following described real estate situated in Shelby County, Alabama;

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed East 752.81', South 516.9' to the Point of Beginning, continuing South 1,102.28', West 105', South 378.03', Easterly 21.87', North 349.18', East 100', North 395.3', East 232.81', North 330', West 252.81' to the Point of Beginning.

(Parcel ID Number 58-07-08-27-3-001-26)

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.


This deed is made and is accepted subject to all restrictions, easements, liens, taxes, rights-of-way, mineral and mining rights, and covenants which appear of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE LAST WILL AND TESTAMENT OF THE DECEDENT AND SHELBY COUNTY TAX ASSESSOR'S RECORDS.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD the aforegranted property together with all and singular, the tenements, hereditaments and the appurtenances thereunto belonging or in any way appertaining to the said Palmer A. McGinnis, his heirs and assigns, in fee simple, forever and as fully and complete in all respects as the undersigned could or ought to convey the same under the authority vested in it by the Last Will and Testament of Palmer A. McGinnis and the laws of the State of Alabama.

IN WITNESS WHEREOF, Russell Brown, in his capacity as Personal Representative of the Estate of Palmer A. McGinnis, has caused this conveyance to be executed in his capacity as Personal Representative on this the 25th day of October, 2005.

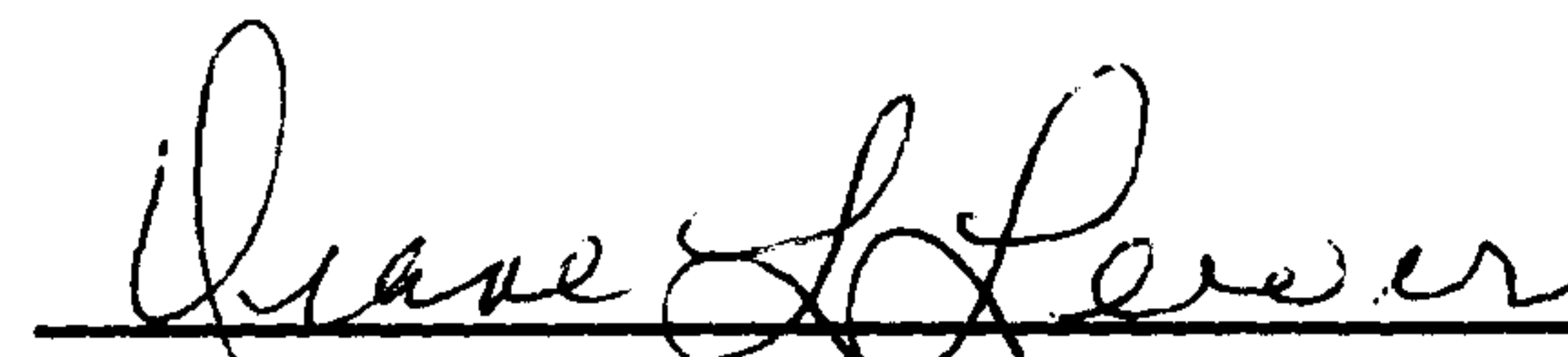
 (SEAL)
RUSSELL BROWN
Personal Representative of the Estate of Palmer A.
McGinnis

STATE OF ALABAMA
MADISON COUNTY

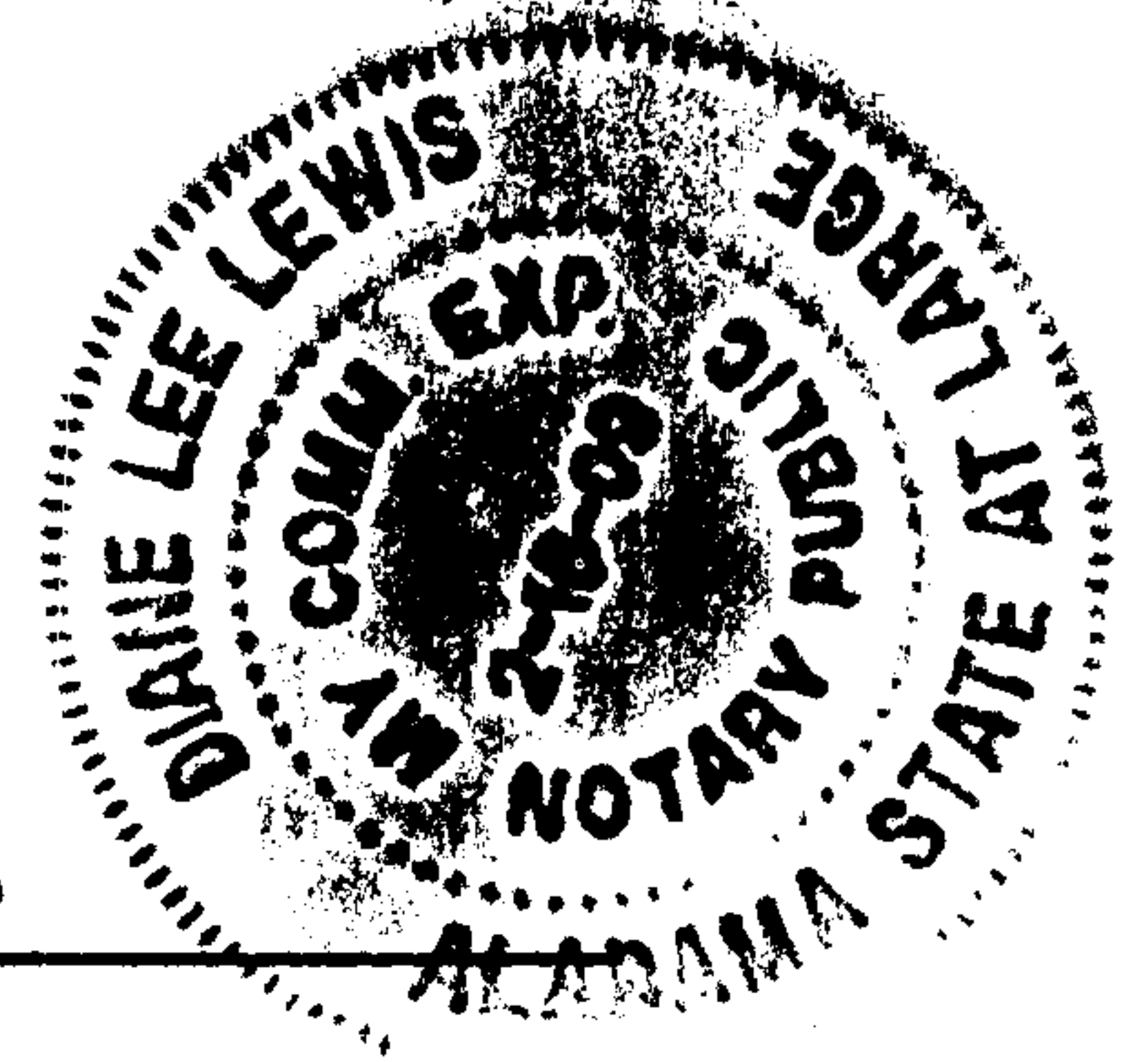
Acknowledgment

I, the undersigned, a notary in and for said county, in said state, hereby certify that RUSSELL BROWN, as Personal Representative, whose name is signed to the foregoing Personal Representative's Deed, who is known to me, acknowledged before me on this date that being informed of the contents of said Personal Representative's Deed, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, 2005.



Notary Public



Shelby County, AL 11/02/2005
State of Alabama

Deed Tax: \$10.00