

Per terms of will  
Value \$ 7,820-  
No deed tax

Send tax notice to:  
Doris Downs Mitchell, Trustee  
7986 Old Highway 280  
Chelsea, AL 35043

20051202000625440 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/02/2005 01:05:42PM FILED/CERT

This Instrument Prepared By:  
Louis B. Feld, Esq.  
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.  
2000 SouthBridge Parkway, Suite 500  
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.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:

SHELBY COUNTY )

That in consideration of the terms of the Last Will and Testament of Henry Dixon Mitchell, deceased, the undersigned Grantor, Doris Downs Mitchell, in her capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Doris Downs Mitchell, and any successors, as Trustee of the Trust Estate created under the Will of Henry Dixon Mitchell (hereinafter referred to as "Grantee"), the decedent's undivided 50% interest of the following described real estate situated in Shelby County, Alabama, to-wit:

#### **PARCEL ONE**

The East Half of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 24, Township 19 South, Range 1 West.

All that part of the East Half of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, Township 19 South Range 1 West, that lies North of the Florida Short Route Highway right of way (being U.S. Highway No. 280).

Subject to rights of way and easements of record.

#### **PARCEL TWO**

A part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and run thence in a northerly direction along the western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point where the western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section is intersected by the center line of a ridge; thence turn to the right and run in a Northeasterly direction along the centerline of said ridge to a point where the centerline of said ridge is intersected by the Westernmost right-of-way line of the Hargis Retreat Road; thence run in a Southerly direction along the western right-of-way line of said Hargis Retreat Road to a point where the same is intersected by the southern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn to the right and run westerly to the point of beginning, containing 3/4 of an acre, more or less.

#### **PARCEL THREE**

Commence at the Northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 West, and run thence in an Easterly direction



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along the  $\frac{1}{4}$ - $\frac{1}{4}$  Section line to a point where the same intersects the western right-of-way line of the Hargis Retreat Road; thence turn to the right and run southerly along the western right-of-way line of the Hargis Retreat Road to a point where the same intersects the eastern boundary of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 24; thence turn to the right and run North to point of beginning.

**ALSO**, the following described property: Commence at the Southwest corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 West, and run southerly along the western boundary of the  $\frac{1}{4}$ - $\frac{1}{4}$  Section line to a point which is the northwest corner of the T.C. Davis property; thence turn to the left and run Easterly along the northern boundary of the T.C. Davis property to a point on the Western right-of-way line of the Hargis Retreat Road; thence turn to the left and run in a Northerly direction along the Western boundary of the Hargis Retreat Road to a point where the same intersects the southern boundary of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 West; thence turn to the left and run Westerly to point of beginning.

**SOURCE OF TITLE:** Instrument No. 1999-22859 Office of the Judge of Probate of 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. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, 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 Grantee, her successors and assigns forever, with the trustee (or if more than one, all trustees) acting under said trust having the powers provided therein, including without limitation the power to sell, at public or private sale, exchange, transfer or convey all or any part of the above described property, upon such terms and conditions as the trustee (or if more than one, all trustees) may determine.

The said decedent's Will dated February 24, 1992, First Codicil dated December 28, 1994 and Second Codicil dated April 7, 1999, were admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR2005-000343. Said Court issued Letters Testamentary to the Personal Representative on July 11, 2005.

This instrument is executed by the Grantor solely in her 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 Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.

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IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this  
28<sup>th</sup> day of November, 2005.

Doris Downs Mitchell  
Doris Downs Mitchell, as Personal  
Representative of the Estate of Henry Dixon  
Mitchell, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Doris Downs Mitchell, whose name as Personal Representative of the Estate of Henry Dixon Mitchell, 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.

Given under my hand this 28<sup>th</sup> day of November, 2005.

Rebekah T. Mize  
Notary Public

Rebekah T. Mize  
Printed Name

(NOTARY SEAL)

My Commission Expires: 9-30-06