INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

200601310000048430 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/31/2006 09:38:07AM FILED/CERT

This instrument was prepared by Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115/0091

205/665-7847 205/665-5076 Send Tax Notice to:

(Name) W.A. McNeely, III

(Address) <u>116 Trumpington Way</u> Pelham, AL 35124

MINIMUM VALUE: \$10,000.00

Personal Representative Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, W. A. MCNEELY, III, as Personal Representative of the Estate of W. A. MCNEELY, JR., (a/k/a William A. McNeely, Jr.), deceased, (herein referred to as Grantor, whether one or more), convey unto W. A. MCNEELY, III, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL I:

Unit "C", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 65.05 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "B" and "C", thence continue in a Northeasterly direction along the center line of said fence party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of the Units "A", "B", "C", and "D", thence right in a Southeasterly direction along the center line of the last described fence a distance of 18.85 feet to the intersection of the center line of the wood fence common to Units "C" and "D", thence right in a Southwesterly direction along the centerline of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 18.90 feet to the point of beginning.

SUBJECT TO:

- Current taxes.
- Easements, restrictions, covenants, assessments, and agreements as recorded in Misc. Volume 6, Page 804 in the Probate Office of Shelby County, Alabama.
- Right of way to Alabama Power Company recorded in Volume 287, Page 506, in said Probate Office.

SOURCE OF TITLE: Warranty Deed Recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 336, Page 248.

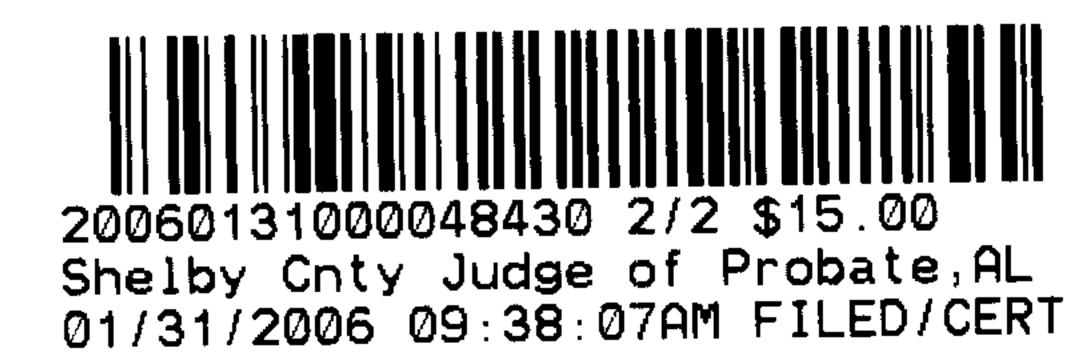
PARCEL II

Lot 53, according to the Survey of Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

• All easements, restrictions and rights of way of record.

SOURCE OF TITLE: Instrument recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20020508000215440.



W.A. MCNEELY, JR., WAS ONE AND THE SAME PERSON AS WILLIAM A. MCNEELY, JR., WHOSE LAST WILL AND TESTAMENT WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA. THIS DEED IS GRANTED UNDER THE AUTHORITY OF LETTERS TESTAMENTARY ISSUED TO GRANTOR BY SAID PROBATE COURT ON MAY 25, 2005, AND THE LAST WILL AND TESTAMENT OF THE ABOVE REFERENCED DECEDENT, WHICH CONTAINS POWER OF SALE. SAID DECEDENDT'S ESTATE IS PENDING IN SAID PROBATE COURT, AND ASSIGNED CASE NUMBER PR-2005-000275.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

STATE OF ALABAMA)
COUNTY OF _______)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that W.A. McNeely, III whose name as Personal Representative of the Estate of W.A. McNeely, Jr., (a/k/a William A. McNeely, Jr.), 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, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the $\frac{24}{5}$

Plan

Notary Public

My Commission Expires: _____

day of

2006.