PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire 22551 Highway 25 Columbiana, Alabama 35051

SEND TAX NOTICE TO:

William Parvin P.O. Box 1697 Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That William Parvin in his capacity as Personal Representative of the estate of Clara M. Scoggins, deceased, Shelby County Probate Case# PR-2005-000445, (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto William Parvin, Roy Parvin, and James L. Scoggins (herein referred to as GRANTEES), as tenants in common, the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

The South 431 feet of the SE ¼ of the NW ¼ and the South 431 feet of the SW ¼ of the NE ¼ of Section 13, Township 22 South, Range 2 West. ALSO an easement for ingress and egress, being more particularly described as follows: Commence at the NW corner of the SW ¼ of the NE ¼ of Section 13, Township 22 South, Range 2 West; thence Southerly along West line of said ¼ -¼ Section 891.02 feet; thence left 88 degrees 39 minutes 02 seconds and run 8 feet to the point of beginning of a centerline description of a 16 foot wide easement; thence left 91 degrees 20 minutes 58 seconds and run 409.6 feet; thence right 90 degrees 40 minutes and run 848.0 feet; thence left 55 degrees 52 minutes and run 341.63 feet to the end of easement

Subject to:

- 1. Existing easements, restrictions, set back lines, right of ways, and limitations, if any, of record.
- 2. Taxes for 2006 and subsequent years.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that each GRANTEE shall own a one-third interest in the above described property.

And the GRANTOR does hereby covenant with said GRANTEES, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and/or convey the same as aforesaid; that Grantor shall warrant and defend the same to the said GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this $\frac{33}{4}$ day of $\frac{100}{4}$, 2006.

William Parvin, as Personal Representative of The Estate of Clara M. Scoggins

STATE OF ALABAMA COUNTY OF SHELBY

I, Sanford D. Hatton, Jr., a Notary Public in and for said County in said State, hereby certify that William Parvin, as Personal Representative of the Estate of Clara M. Scoggins, deceased, Shelby County Probate Case No. PR 2005-000445, whose name 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 his capacity as Personal Representative of the Estate of Clara M. Scoggins, Shelby County Probate Case No. PR 2005-000445, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 33 day of March

Notary Public

My Commission Expires: 08-22-2008