

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

✓ This instrument was prepared by
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Send Tax Notice to:

(Name) Stella Rosalyn Nelson

(Address) 124 Nelson Circle

Montevallo, AL 35115

ESTATE CONVEYANCE-NOMINAL CONSIDERATION

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 or we, **STELLA ROSALYN NELSON, as Personal Representative of the Estate of LOEVA MEREDITH NELSON, deceased**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **STELLA ROSALYN NELSON**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Parcel I:

Lot 5, Block 11, according to the Map of Aldmont, as recorded in the Office of the Probate Judge, Shelby County, Alabama.

Parcel II:

Lot 15, Block 11, according to the Map of Aldmont, as recorded in the Office of the Probate Judge, Shelby County, Alabama.

Parcel III:

Lot 7, Block 10, according to the Extension Map of Aldmont, as recorded in the Office of the Probate Judge, Shelby County, Alabama.

Parcel IV:

Lots 1 and 2, Block 1 of the First Addition to Aldmont, according to survey and map of the First Addition as made by George G. Ellenburg for L. N. Nabors in May, 1910; said property being situated in the NE ¼ of the NW ¼, Section 20, Township 22 South, Range 3 West, Shelby County, Alabama.

PARCEL I SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, on November 25, 1960, at Book 212, Page 491.

PARCEL II SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, on September 21, 1962, at Book 222, Page 359 (it should be noted that said source of title erroneously states that said property



is located in Block 12 of said subdivision, when, in fact, said property is located in Block 11 of said subdivision).

PARCEL III SOURCE OF TITLE: Quitclaim Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, on January 31, 1974, at Book 285, Page 116.

PARCEL IV SOURCE OF TITLE: Quitclaim Deed recorded in the Office of the Probate Judge, Shelby County, Alabama on July 19, 1985, at Book 036, Page 157.

THIS CONVEYANCE IS MADE UNDER THE AUTHORITY OF LETTERS TESTAMENTARY GRANTED TO STELLA ROSALYN NELSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LOEVA MEREDITH NELSON BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, ON NOVEMBER 15, 2006 (CASE NUMBER: PR-2006-000252); AND BY THE FURTHER AUTHORITY GRANTED WITHIN DECEDENT'S LAST WILL AND TESTAMENT.

SUBJECT TO:

- **Current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.**

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.

IN WITNESS WHEREOF, the said GRANTOR by **Stella Rosalyn Nelson**, as Personal Representative of the **Estate of Loeva Meredith Nelson**, who is authorized to execute this conveyance, hereto set her signature and seal, this the 7th day of December, 2006.

Estate of Loeva Meredith Nelson, deceased

Stella Rosalyn Nelson
Stella R. Nelson

By: Stella Rosalyn Nelson

Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Stella Rosalyn Nelson** whose name as **Personal Representative of the Estate of Loeva Meredith Nelson, 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, 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 8ⁿ day of December, 2006.

L. D. Campbell
Notary Public
My Commission Expires: 5/17/07