

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ninety Thousand dollars and Zero cents (\$90,000.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Patricia B. Lowe as Executrix of the Estate of Carol Jane Ott, Deceased, Probate Case No. 185803 (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Adair Properties, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

•

Ŧ

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Further subject to property not having right of ingress and egress to any road or road right-of-way and has no easement for ingress and egress across any adjoining property owner.

Carol J. Ott was the surviving grantee of deed recorded in Book 342, Page 728, in the Probate Office of Shelby County, Alabama; the other grantee, Edward J. Ott, having passed away on or about the 8th day of March, 2007.

## TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, his, her or their heirs 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 9th day of February, 2007.

(SEAL)

Patricia B. Lowe as Executrix of the

Estate of Carol Jane Ott, Deceased,

Probate Case No. 185803

rund one autrif (SEAL)

Patricia B. Lowe, Executrix

(SEAL)

## STATE OF ALABAMA

## SHELBY COUNTY

I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Patricia B. Lowe, whose name as Executrix of the Estate of Carol Jane Ott, Deceased, Probate Case No. 185803, 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 this conveyance she, in her capacity as such executrix and with full authority, executed the same voluntarily for and as the act of the said estate on the day the same bears date.

Given under my hand and figinal seal this s	9th day of February, 2007.
THE SLEV P PILL	- Usley 2 20
	Notary Public My commission expires: 7 - 30 - 30
BLIC	

This Instrument Prepared By: Chesley Paul Payne, Esq. • Massey, Stotser & Nichols, P.C. • 1780 Gadsden Highway • Birmingham , Alabama 35235



•

- 🖝



A parcel of land situated in the West one-half of the Southeast quarter of Section 19, Township 20, Range 2 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the West one-half of the Southeast quarter of Section 19, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North along the East line of said West one-half for a distance of 248.26 feet (deed 249.0 feet) to the point of beginning; thence turn a deflection angle to the left of 91 degrees 14 minutes 08 seconds and leaving said East line run in a Westerly direction for a distance of 665.6 feet (measured and deed); thence turn a deflection angle to the right of 89 degrees 11 minutes 24 seconds (deed 90 degrees 15 minutes) and run in a Northerly direction for a distance of 834.00 feet (measured and deed); thence turn a deflection angle to the left of 89 degrees 28 minutes 28 seconds (deed 90 degrees 15 minutes) and run in a Westerly direction for a distance of 639.07 feet (deed 665.6 feet) to the West line of the Southeast quarter of said Section 19; thence turn a deflection angle to the right of 91 degrees 21 minutes 27 seconds and run in a Northerly direction along said West line for a distance of 913.85 feet; thence turn a deflection angle to the right of 88 degrees 43 minutes 54 seconds and leaving said West line run in an Easterly direction for a distance of 1331.62 feet to the aforementioned East line of the said West one-half; thence turn a deflection angle to the right of 91 degrees 15 minutes 08 seconds and run in a Southerly direction along said East line for a distnce of 1749.27 feet to the point of beginning.

> Shelby County, AL 02/12/2007 State of Alabama Deed Tax:\$90.00