20070501000199870 1/4 $21.00
Shelby Cnty Judge of Probate,AL
05/01/2007 09:42:31AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

This instrument prepared by
BUTTRAM, HAWKINS & HOPPER, LLC
Attorneys and Counselors at Law
Centre, Alabama 35960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor ESTATE OF SAMUEL C. WARD, Deceased in hand paid by CHARLES P. WARD, the receipt whereof is hereby acknowledged, I, as Personal Representative for the said ESTATE OF SAMUEL C. WARD, Deceased, do hereby grant, bargain, sell, and convey unto the said CHARLES P. WARD a one-third (1/3) interest in the following described real estate, to-wit:

Tract One:
Commence at the Southeast corner of Section 3, Township 24, North, Range 12 East; thence run North along the East line of Section 3 a distance of 2685.08 feet; thence turn an angle of 62 degrees 14 minutes to the left and run a distance of 464.18 feet; thence turn an angle of 14 degrees 56 minutes to the left and run a distance of 621.70 feet to a point on the North right of way line of Highway No. 25; thence turn an angle of 5 degrees 42 minutes to the left and run along the North line of said highway a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 477.60 feet to the point of beginning; thence continue in the same direction a distance of 486.20 feet to a point on the South line of the old Montevallo-Calera road; thence turn an angle of 120 degrees 10 minutes to the right and run along the South line of said road a distance of 335.45 feet; thence turn an angle of 59 degrees 50 minutes to the right and run a distance of 353.55 feet; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet to the point of beginning, situated in the Southeast Quarter of the Northeast Quarter of Section 3, Township 24 North, Range 12 East.

Situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Record Vol. 207, Page 630.

Tract Two:
Commence at the Southeast corner of Section 3, Township 24 North, Range 12 East; thence run North along the East line of Section 3 a distance of 2685.08 feet; thence turn an angle of 62 degrees 14 minutes to the left

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and run a distance of 464.18 feet; thence turn an angle of 14 degrees 56 minutes to the left and run a distance of 621.70 feet to a point on the North right of way line of Highway No. 25; thence turn an angle of 5 degrees 42 minutes to the left and run along the North line of said highway a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 477.60 feet to the point of beginning; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 90.0 feet; thence turn an angle of 96 degrees 58 minutes to the right and run a distance of 292.0 feet; thence turn an angle of 83 degrees 02 minutes to the right and run a distance of 90.0 feet to the point of beginning, situated in the Southeast Quarter of the Northeast Quarter, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Record Vol. 207, Page 629.

Said lands are conveyed pursuant to the Order issued by the Probate Judge of Cherokee County, Alabama dated April 10, 2007. A copy of which is attached hereto as Exhibit "A".

To have and to hold to the said CHARLES P. WARD and his heirs and assigns, forever. And I, as Personal Representative for the Estate of Samuel C. Ward, do covenant with the said CHARLES P. WARD, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that I, as said Personal Representative, have a good and lawful right to sell and convey the same; that they are free from all encumbrances, and that I, as Personal Representative of the Estate of Samuel C. Ward, shall warrant and defend the same to the said CHARLES P. WARD, his heirs, executors, and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, as Personal Representative for the Estate of Samuel C. Ward, have hereunto set my hand and seal this 24th day of April, 2007.

Emily Ward (L.S.)
EMILY WARD as Personal Representative
Of The Estate of Samuel C. Ward, Deceased
a/k/a Sam C. Ward, Deceased

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STATE OF ALABAMA
CHEROKEE COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Emily Ward, Personal Representative for the ESTATE OF SAMUEL C. WARD, Deceased, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of April, 2007.

(seal)

NOTARY PUBLIC
My Commission Expires: 8-11-09

The preparer of this deed makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made that any subdivision, restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. There are no representations as to the merchantability of the title, ownership or mineral and mining rights or any other matters affecting title to the premises. No certification is given as to the quantity of land or acreage.

Mail Tax Notice to:_____

Return Original to:_____

IN THE MATTER OF THE ESTATE * IN THE PROBATE COURT OF

*

OF SAMUEL C. WARD, * CHEROKEE COUNTY, ALABAMA

DECEASED.

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ORDER

Comes now Emily Ward, as Personal Representative of the Estate of SAMUEL C. WARD, deceased, and presents to the Court her Petition in writing, under oath, for a consent settlement of her administration of such estate under and pursuant to the provisions of Section 43-2-506, Code of Alabama, 1975.

Now come also Jane Ward Singleterry, a sister; William M. Ward, a nephew; Emily Ward, a niece; John Franklin Ward, a nephew; Charles Patrick Ward, a nephew; and James Andrew Ward, as all the heirs-at-law and next-of-kin of said SAMUEL C.WARD, deceased, and do hereby file their written consent herein to such consent settlement, which said instrument is executed and acknowledged as required by law; and

It appearing to the satisfaction of the Court that Jane Ward Singleterry, William M. Ward, Emily Ward, John Franklin Ward, Charles Patrick Ward, and James Andrew Ward, are over the age of nineteen years, of sound mind, who are all of the legatees, distributees and devisees of SAMUEL C.WARD, deceased, and the only persons entitled to share in the distribution of said estate; and

It further appearing to the satisfaction of the Court that under and pursuant to the provisions of Section 43-2-506, Code of Alabama, 1975, and under and pursuant to the instruments this day presented to the Court and from other good and sufficient evidence, that the Petition for a consent settlement should be granted; and

It further appearing to the satisfaction of the Court that all legal charges, claims, costs and expenses incident to the administration of said estate have been fully paid; except for those fees below which are approved by this Court for payment:

(1) Personal Representative fee -	$40,000.00
(2) Wallace Lyons, Accountant -	500.00
(3) William M. Hawkins, Jr., Attorney fee	2,500.00

Furthermore, it is understood that there may be some additional tax liability that the personal representative will pay from the remaining proceeds and then pay the heirs their respective shares.

It further appearing to the satisfaction of the Court that said Personal Representative has performed all the duties imposed upon her herein, that such estate should be settled by consent, that such Personal Representative should be discharged from her office; and that said Personal Representative and the surety bond holder, State Farm Fire and Casualty Company, a corporation of Illinois be relieved and discharged from any and all other and further liability for and on account of the administration of said estate.

It is further ORDERED that all papers on file respecting this estate be recorded in the Probate Records of Cherokee County, Alabama.

ORDERED, ADJUDGED AND DECREED this the 10th day of April, 2007.

Melvyn W. Salter

MELVYN W. SALTER
JUDGE OF PROBATE