

Estate Warranty Deed

This Deed made and entered into by Joyce Patton Vernon, in her capacity as executor and Personal Representative of the **Estate of Ithiel Patton Geeters**, (herein referred to as "Grantor"), to **Kevin Miller Development, Inc.**, (herein referred to as "Grantee").

RECITALS:

Know All Men By These Presents; Whereas, at the time of her death in Shelby County, Alabama on or about January 5, 2002 Ithiel Patton Geeters was lawfully seized, in fee simple, of the below described real property situated in the City of Helena, Shelby County, Alabama; and

Whereas, the *Last Will and Testament* of Ithiel Patton Geeters has been admitted to probate in the Probate Court of Shelby County, Alabama, with *Letters Testamentary* issued to the Personal Representative, Joyce Patton Vernon in Case #2002-364 on December 5, 2002; and

Whereas, Article Sixth of the *Last Will and Testament* of Ithiel Patton Geeters contains the appropriate power of sale provisions for private sale of real property without Court control or supervision; and

Whereas, the Grantor has determined that said real estate described herein and made the subject of this conveyance should be sold and the proceeds distributed in partial satisfaction of the bequests and devises under Article Fifth of Decedent's *Last Will and Testament*;

Now, therefore; Know All Men By These Presents; That in consideration of the sum of Twenty Thousand Dollars (\$20,000.00), and other good and valuable consideration, to the Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the **Estate of Ithiel Patton Geeters**, by and through it's Personal Representative, Joyce Patton Vernon, does hereby grant, bargain, sell and convey unto **Kevin Miller Development, Inc.** (herein referred to as "Grantee") in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in the City of Helena, Shelby County, Alabama, *to-wit*:

Part of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing KBW iron rebar being the locally accepted Southwest corner of Lot 10, Dearing Downs 12th Addition -2nd Phase, as map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, page 17, run in a Northeasterly direction along the West line of Lot 10 and its Northeasterly extension thereof for a distance of 163.24 feet to an existing KBW iron rebar being a corner on Lot 11 of said Dearing Downs 12th Addition - 2nd Phase; thence turn an angle to the left of 27°-05'-30" and run in a Northwesterly direction for a distance of 42.08 feet to an existing iron rebar set by Laurence D. Weygand and being a corner of said Lot 11 and also being a corner of Lot 25 in said Dearing Downs 12th Addition -2nd Phase; thence turn an angle to the left of 90°-59'-05" and run in a Southwesterly direction along the Southerly

line of said Lot 25 for a distance of 114.63 feet to a corner between Lots 25 and 26 in said Dearing Downs 12th Addition -2nd Phase; thence turn an angle to the left of 65°-33'-16" and run in a Southerly direction along the East line of said Lot 26 for a distance of 63.88 feet to an existing Harkins rebar; thence turn an angle to the left of 40°-37'-15" and run in a Southeasterly direction along the East line of said Lot 26 for a distance of 34.96 feet to an existing old KBW iron rebar; thence turn an angle to the right of 73°-43'-48" and run in a Southwesterly direction along the East line of said Lot 26 for a distance of 53.68 feet to an old KBW iron rebar; thence turn an angle to the right of 64°-17'-05" and run in a Northwesterly direction along the East line of said Lot 26 for a distance of 24.68 feet to an old Harkins rebar; thence turn an angle to the left of 85°-57'-47" and run in a Southwesterly direction along the East line of said Lot 26 for a distance of 32.96 feet to an old KBW iron rebar; thence turn an angle to the left of 106°-37'-25" and run in an Easterly direction for a distance of 148.69 feet, more or less, to the point of beginning. Less and except any portion of subject property lying within a road right of way.

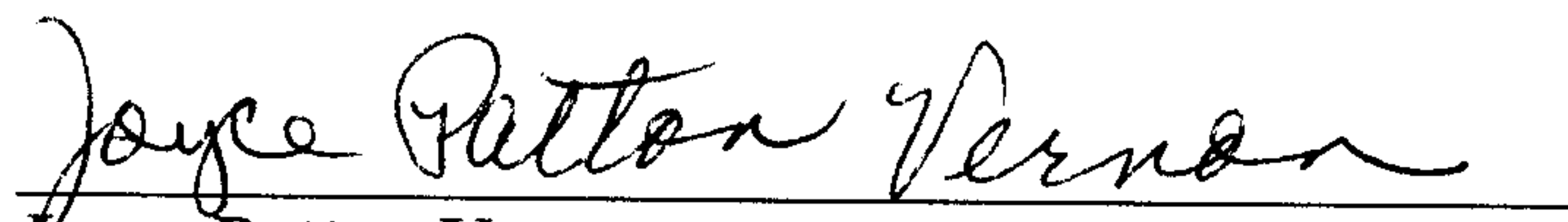
To Have And To Hold to the said Grantee in fee simple together with every contingent remainder and right of reversion, and to the successors and assigns of said Grantee forever.

And the Decedent's estate does for itself and its executors and administrators covenant with the said Grantee, its successors and assigns, that the estate is lawfully seized in fee simple of said real property; that it is free from all encumbrances, except as may be noted above; and that the estate has a good right to sell and convey the same as aforesaid; that it will and its executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

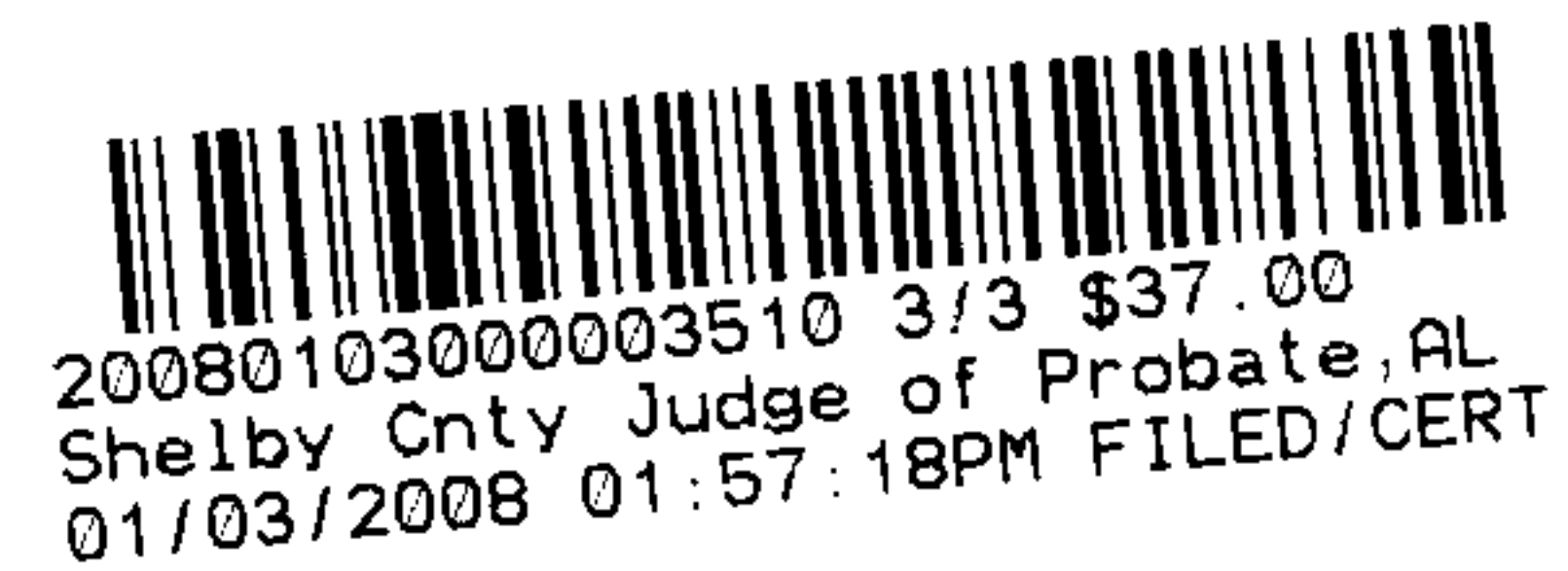
In Witness Whereof, the estate has caused this conveyance to be executed by and through it's Personal Representative on this the 17 day of October, 2007.

Estate of Ithiel Patton Geeters

By:


Joyce Patton Vernon, Personal Representative

****Notary Jurat on following page****



State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce Patton Vernon** in her capacity as Personal Representative of the Estate of Ithiel Patton Geeters, Deceased, whose name is signed to the foregoing conveyance, and who is known to me to be over nineteen (19) years of age and of sound mind, 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 as and for her free act and deed and as the Personal Representative of said estate.

Given under my hand and official seal this 17 day of October, 2007.


Notary Public
My Commission Expires: 10-9-10

This Instrument Prepared By:
Robert C. Boyce, III
Alabama State Bar # BOY003
1736 Oxmoor Road #204
Homewood, AL 35209-3505
879-6900

SEND TAX NOTICES TO:
Kevin Miller Development, Inc.
PO Box 324
Helena AL 35080-0324

Shelby County, AL 01/03/2008
State of Alabama
Deed Tax: \$20.00