

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Janice Seaman
(Address) 3829 Glenwood Avenue
Birmingham, AL 35222

Personal Representative Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mark Lewis Mullis, as Personal Representative of the ESTATE OF CHARLES CLAYTON HARBOUR, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JANICE SEAMAN** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A part of the Northwest section of Block 47 of Reynolds Addition to Montevallo as recorded in Map Book 3, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama, described by metes and bounds as follows:

Beginning at the northwesterly most corner of Block 47 of Reynolds Addition to Montevallo, recorded in Map Book 3, Page 37, Office of the Probate Judge of Shelby County, Alabama and run thence South 37 degrees 39 minutes 22 seconds East along the easterly margin of Shelby Street a distance of 221.80 feet to a found capped rebar corner; thence run North 52 degrees 45 minutes 18 seconds east a distance of 150.20 feet to a corner in an existing tree; thence North 37 degrees 14 minutes 42 seconds West a distance of 3.00 feet to a set half inch steel rebar corner; thence run North 51 degrees 39 minutes 12 seconds East, a distance of 24.10 feet to a found steel rebar corner; thence run North 38 degrees 00 minutes 24 seconds West a distance of 219.68 feet to a found rebar corner on the southerly margin of Island Street; thence run South 52 degrees 18 minutes 55 seconds West along the southerly margin of said Island Street, a distance of 172.97 feet to the point of beginning. According to the survey of S.M. Allen, dated February 12, 2008.

SUBJECT TO:

- Taxes for 2008 and subsequent years.
- Permits, easements and rights of way of record.

\$100,000.00 PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE ON EVEN DATE HERewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Mark Lewis Mullis**, as Personal Representative of the **Estate of Charles Clayton Harbour**, who is authorized to execute this conveyance, hereto set his signature and seal, this the 13th day of Feb., 2008.

ESTATE OF CHARLES CLAYTON HARBOUR

Mark Lewis Mullis

MARK LEWIS MULLIS.

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 **Mark Lewis Mullis** whose name as **Personal Representative** of the **Estate of Charles Clayton Harbour**, 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, 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 13th day of Feb., 2008.

[Signature]

Notary Public

My commission expires: 8/13/09

Shelby County, AL 02/14/2008
State of Alabama

Deed Tax: \$50.00