



20080701000268100 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/01/2008 02:59:30PM FILED/CERT

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney

Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Jeanette P. J. Franklin

(Address) 4497 Hwy. 22

Montevallo, AL 35115

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### EXECUTOR'S DEED

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STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand No/100s (\$5000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Jeanette Pickett Jones Franklin, as Executrix and Personal Representative of the Estate of Jack Maurice Franklin, deceased, Shelby County, Alabama Probate Court Case No. PR-2007-000206

(herein referred to as grantor) do grant, bargain, sell and convey unto  
Jeanette Pickett Jones Franklin

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land lying in the SW1/4; NW1/4 Section 4; T22S; R3W, and more particularly described as follows:  
Starting at a point 40 feet north of the southwest corner of said SW1/4; NW1/4; Sec. 4; T22S; R3W, which point is also at the intersection of the west boundary line of said Sec. 4 and the north R/W line of Shelby County Highway #22, run easterly along the said north R/W line of said Highway #22 a distance of 515.8 feet to an iron marker at the intersection of a chert drive with the said north R/W line of said Highway #22, the point of beginning. Thence turn 90 degrees-20 minutes left and run northerly 257.6 feet to an iron marker by said chert drive. Thence turn left 89 degrees-30 minutes for 119.1 feet to a fence post in a chain link fence. Thence turn 87 degrees-15 minutes right and run northerly along said chain link fence for 131.0 feet to a barbed wire fence. Thence turn 92 degrees-49 minutes right and run easterly 165.9 feet to an established iron property marker. Thence turn 88 degrees-29 minutes right and run southerly along an established fence property line 388.5 feet to an iron marker on the said north R/W line of said Highway #22. Thence run westerly along said north R/W line of said Highway #22 a distance of 48.3 feet to the point of beginning.

Said parcel of land lies in the said SW1/4; NW1/4/ Sec. 4; T22S; R3W, and contains 0.8 acres, more or less.

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.

Subject to applicable zoning and sub-division regulations.

Subject to mineral and mining rights, if any.

Jeanette Pickett Jones Franklin was the sole surviving grantee of that certain deed from Realyer Johnson to Evelyn W. Franklin and husband Jack M. Franklin, recorded in Book 349, Page 910, in the Office of the Probate Judge of Shelby County, Alabama, Evelyn W. Franklin having died on March 2, 2001 and Jack M. Franklin having died on February 15, 2007.

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1<sup>st</sup> day of July, 2008.

WITNESS

Jeanette Pickett Jones Franklin (Seal) \_\_\_\_\_ (Seal)  
Jeanette Pickett Jones Franklin, as Executrix and Personal Representative  
of the Estate of Jack Maurice Franklin, deceased,  
Shelby County, Alabama Probate Court Case No. PR-2007-000206

(Seal)

(Seal)

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STATE OF ALABAMA  
SHELBY COUNTY

I, Laurre A. Wadler, a Notary Public in and for said County, in said State, hereby certify that Jeanette Pickett Jones Franklin, as Executrix and Personal Representative of the Estate of Jack Maurice Franklin, deceased, Shelby County, Alabama, Probate Court Case No. PR-2007-000206, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2008.  
My Commission Expires  
July 16, 2009

My Commission Expires:

Laurre A. Wadler  
Notary Public