



20080808000321410 1/3 \$206.50
Shelby Cnty Judge of Probate, AL
08/08/2008 03:48:41PM FILED/CERT

Shelby County, AL 08/08/2008
State of Alabama

Deed Tax: \$187.50

Value \$187,400

SEND TAX NOTICE TO:
Mrs. Betty Jeane Walker
511 Wallace Drive
Shelby, AL 35143

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made this 6th day of August 2008, between Wachovia Bank, N.A., as Personal Representative of the Estate of Betty H. Thomas, deceased, Shelby County, Alabama Probate Case #P.R. 2007-000587, hereinafter referred to as grantor, and Betty Jeane Walker, Joel Edward Thomas, Betty Christine Durrett Wood, and Benjamin Joel Durrett, hereinafter referred to as grantees.

WITNESSETH, that in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, said grantor does, by these presents, grant, bargain, sell and convey unto said grantees, as tenants-in-common (in the proportions designated below), their successors and assigns all of the grantor's interest in and to the real estate described on Exhibit "A" attached hereto, situated in Shelby County, State of Alabama:

Betty Jeane Walker - 42.0335 %
Joel Edward Thomas - 1.9219 %
Betty Christine Durrett Wood - 35.0279 %
Benjamin Joel Durrett - 21.0167 %

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TO HAVE AND TO HOLD the said property unto the Grantees, their heirs and assigns forever.

This conveyance is executed without warranty or representation of any kind on the part of the Trustees, express or implied.

This instrument is executed by between Wachovia Bank, N.A., as Personal Representative of the Estate of Betty H. Thomas, deceased, and under its powers and authority as said Personal Representative, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wachovia Bank, National Association in its individual or corporate capacity. It is understood that Wachovia Bank, National Association is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

WITNESS WHEREOF, Wachovia Bank, N.A., as Personal Representative of the Estate of Betty H. Thomas, deceased, has caused this deed to be executed for it and in its name by Janet W. Burttram, its Vice President, who is duly authorized, and has further caused its corporate seal to be hereunto affixed on this 6th day August 2008.

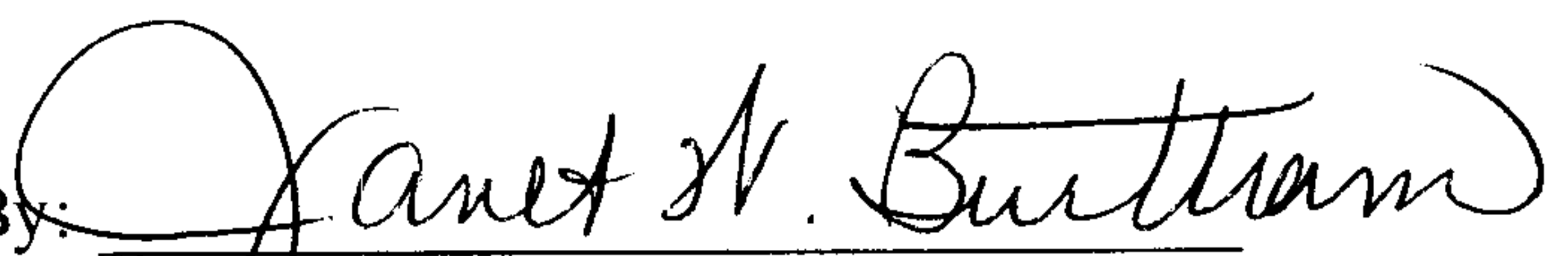
(CORPORATE SEAL)

ATTEST:

By: 

Rodney Parker
Vice President

Wachovia Bank, N.A., as Personal Representative of the Estate of Betty H. Thomas, deceased

By: 

Janet W. Burttram
Vice President

PERSONAL REPRESENTATIVE'S ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


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I hereby certify that Janet W. Burttram and Rodney Parker, whose names as Vice Presidents of Wachovia Bank, N.A., as Personal Representative of the Estate of Betty H. Thomas, deceased, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority on behalf of Wachovia Bank, Personal Representative of the Estate of Betty H. Thomas, deceased.

Given under my hand this the 1st day of August 2008.

(SEAL)


NOTARY PUBLIC

My Commission Expires: Sept. 27, 2008

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
(205) 795-2080

Exhibit "A"


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Legal Description

Commence at the Northwest corner of Lot 15 Walters Cove Subdivision, Third Sector, recorded in Map Book 5, Page 71, Probate Office, Columbiana, Alabama; thence proceed in a Westerly direction along the South right of way line of County Highway 416 for a distance of 450.00 feet to the point of beginning of the parcel herein described; thence continue along said right of way for 271.83 feet to a point; thence turn an angle of 75 degrees 40 minutes 48 seconds to the left and run 258.01 feet to a point; thence turn an angle of 104 degrees 19 minutes 12 seconds to the left and run 335.64 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 250.0 feet to the point of beginning. Said parcel of land is lying in the SE ¼ of NW ¼ Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of John Gary Ray, Reg. P.E. & L.S. #12295, dated October 8, 1987.