

Value \$100,000 ~~SB~~

Send Tax Notice To:
Anne Dickson Kidd
Leila Anne Kidd Rowan
16 Country Club Road
Birmingham, Alabama 35213

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20081022000413870 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/22/2008 11:59:39AM FILED/CERT

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Leila Anne Kidd Rowan, as Personal Representative of the Estate of James M. Kidd, Jr., deceased (the "Grantor" and the "Estate," respectively), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions set forth hereinbelow, GRANT, BARGAIN, SELL and CONVEY unto Anne Dickson Kidd and Leila Anne Kidd Rowan, as trustees of the Family Trust created under the last will and testament of James M. Kidd, Jr. ("Grantee"), all of its right, title, interest and claim in or to the real property located in Shelby County, Alabama, including, without limitation, any mineral rights or interests therein, together with all improvements and fixtures owned by the Estate located in or on the real property (the "Real Estate"), described as follows:

PARCEL I

ALL THAT PART OF THE NW ¼ OF SECTION 4, TOWNSHIP 20, RANGE 2E, LYING EAST OF HIGHWAY 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PARCEL III

LOT 22, ACCORDING TO THE SURVEY OF CHARLES M. MOBLEY, AS RECORDED IN MAP BOOK 8, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD the Real Estate unto the Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that Grantor warrants that since December 27, 2007, the date on which she became Personal Representative, she has not entered into any agreements or contracts for conveyance or deeds or taken any other action on behalf of the Estate which would adversely affect the title to the Real Estate.

This instrument is executed by the Personal Representative solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Personal Representative in her individual, non-representative capacity. The Grantor expressly limits her liability hereunder to the property now or hereafter held by her in her representative capacity named.

IN WITNESS WHEREOF, Grantor has executed this conveyance in her capacity as Personal Representative of the Estate of James M. Kidd, Jr., Deceased, on this 14th day of October, 2008.

THE ESTATE OF JAMES M. KIDD, JR., DECEASED

By: Leila Anne Kidd Rowan
Leila Anne Kidd Rowan
Personal Representative

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that Leila Anne Kidd Rowan, Personal Representative of the Estate of James M. Kidd, Jr., Deceased, whose name is signed to the foregoing Personal Representative's Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of October, 2008.

[Signature]
Notary Public
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
William S. Pritchard, III
PRITCHARD, McCALL & JONES, L.L.C.
800 Financial Center
505 North 20th Street
Birmingham, AL 35203
Phone: (205) 328-9190