



20081114000439810 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/14/2008 12:33:59PM FILED/CERT

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS  
OF THE LAST WILL AND TESTAMENT OF LILLIAN BLAIR MICKWEE,  
DECEASED, PROBATED IN THE PROBATE COURT OF SHELBY COUNTY,  
ALABAMA, AS CASE NUMBER PR-2008-000013.**

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH  
OR SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR. NO  
REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice To:  
Roxanne M. Levio and  
Joseph C. Levio, Co-Trustees  
2522 Chandawood Lane  
Pelham, Alabama 35124

STATE OF ALABAMA      )  
                            )  
SHELBY COUNTY      )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **ROXANNE M. LEVIO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LILLIAN BLAIR MICKWEE, DECEASED** (hereinafter referred to as the "Grantor"), in hand paid by **ROXANNE M. LEVIO AND JOSEPH C. LEVIO, OR ANY SUCCESSOR(S), AS CO-TRUSTEES OF THE TESTAMENTARY TRUST CREATED UNDER THE WILL OF LILLIAN BLAIR MICKWEE, DECEASED** (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Lot 5, Block 6, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2009 and subsequent years which are not yet due and payable.

2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any recorded or unrecorded leases; any rights of parties in possession; and any encroachments, overhangs, 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.

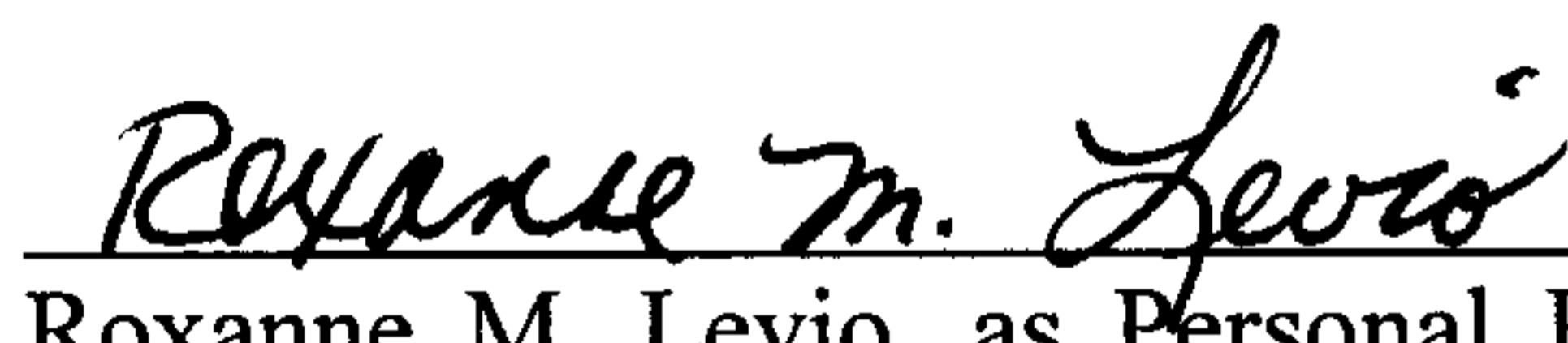
**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's beneficiaries, successors and assigns, in fee simple forever.

**NOTE:** The property herein conveyed is the same real property conveyed to Sam S. Mickwee and Lillian B. Mickwee by deed recorded in Deed Book 284, page 560, in the Probate Office of Shelby County, Alabama, and corrected by Corporation Form Warranty Deed, Jointly for Life with Remainder to Survivor, dated May 28, 1974, and recorded on May 31, 1974, in Deed Book 287, Page 164, in the Probate Office of Shelby County, Alabama. Lillian B. Mickwee died on or about December 15, 2007, owning the entire interest in the property herein conveyed by virtue of the prior death of her husband, Sam S. Mickwee, on or about February 28, 2001, and their joint tenancy in said property not theretofore having been broken. Lillian B. Mickwee and Lillian Blair Mickwee are one and the same person.

**NOTE:** This instrument is being executed by the undersigned solely in the fiduciary 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 undersigned in her individual capacity, and the undersigned expressly limits her liability hereunder solely to the property now or at any time held by her as the Personal Representative of the above-referenced Estate.

**IN WITNESS WHEREOF**, the said Grantor has hereto set Grantor's hand and seal on this the 6th day of November, 2008.

“Grantor”

  
Roxanne M. Levio, as Personal Representative of  
the Estate of Lillian Blair Mickwee, Deceased

STATE OF ALABAMA )  
                  )  
COUNTY OF JEFFERSON )

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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Roxanne M. Levio, whose name as Personal Representative of the Estate of Lillian Blair Mickwee, Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 6th day of November,  
2008.

{ S E A L }

Tanya K. Shunnara  
Notary Public  
My Commission Expires: 11-27-2011

This instrument prepared by:  
Tanya K. Shunnara, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727