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James W. Fuhrmeister
Judge of Probate



20081211000462890 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/11/2008 08:46:46AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

John R. Martin, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35223

SENT TAX NOTICE TO:

Janice M. Falkner
P.O. Box 1376
Columbiana, AL 35051

ADMINISTRATOR'S DISTRIBUTION DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 20 day of Nov, 2008, by and between Jon Juzan Falkner, the Personal Representative of the Estate of Jefferson Dowell Falkner, Jr., deceased, (hereinafter referred to as "Grantor") and Janice McCormick Falkner (hereinafter referred to as "Grantee"):

THAT WHEREAS, Jefferson Dowell Falkner, Jr., deceased died testate an inhabitant of Shelby County, Alabama on January 10, 2007 and his Last Will and Testament dated February 20, 2002 was admitted to Probate by the Probate Court of Shelby County, Alabama, in Case Number PR-2007-000037, and that in said Last Will and Testament the undersigned Jon Juzan Falkner, the Grantor herein, was nominated as sole Personal Representative thereof, and Letters Testamentary were duly granted to Jon Juzan Falkner on January 19, 2007 and Jon Juzan Falkner is still acting in such capacity as a Personal Representative; and the terms of said decedent's Will provide that the decedent's entire residuary estate (including the real property described below) shall be distributed to the grantee; and the grantor, in his capacity as personal representative of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantee in partial satisfaction of said devise of the decedent's residuary estate; and

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the Grantor does grant, bargain, sell, convey and transfer unto the Grantee all right, title, interest and claim in and to the following described real property, situated, lying and being in Shelby County, Alabama, to wit:

AN UNDIVIDED ONE-FOURTH INTEREST IN THE FOLLOWING TRACT:

Located in the City of Columbiana, Shelby County, Alabama, a lot 100 feet by 200 feet in Section 26, Township 21 South, Range 1 West, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance of 1067.56 feet; thence run South 14 deg. 59 min. East a distance of 210.0 feet to a point on the North right of way line of Alabama Highway No. 70; thence turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min. West a distance of 1764.0 feet to the point of beginning of the lot herein described; thence turn an angle of 77 deg. 45 min. to the left and run South 2 deg. 49 min. East a distance of 200.0 feet; thence run North 74 deg. 46 min. East and parallel with the South line of said Highway No. 70 a distance of 100.0 feet; thence North 2 deg. 49 min. West a distance of 200.0 feet to the South right of way line of Alabama Highway No. 70; then run South 74 deg. 46 min. West and along the South line of said right of way 100.0 feet to the point of beginning.

Subject to:

Ad valorem taxes for the current year, easements, rights of way, permits and restrictions of record.

This deed is prepared without the benefit of title insurance or title examination at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any and further this deed was prepared without a survey, therefore said this conveyance is subject to any variation, encroachment or adverse circumstance affecting the title that would be disclosed by an accurate survey of said property.

Jefferson Dowell Falkner, Jr. is one and the same as Jefferson Dowell Falkner, Jr., one of the grantees in that certain deed recorded in Book 37, page 685 in the Office of the Judge of Probate, Shelby County, Alabama.

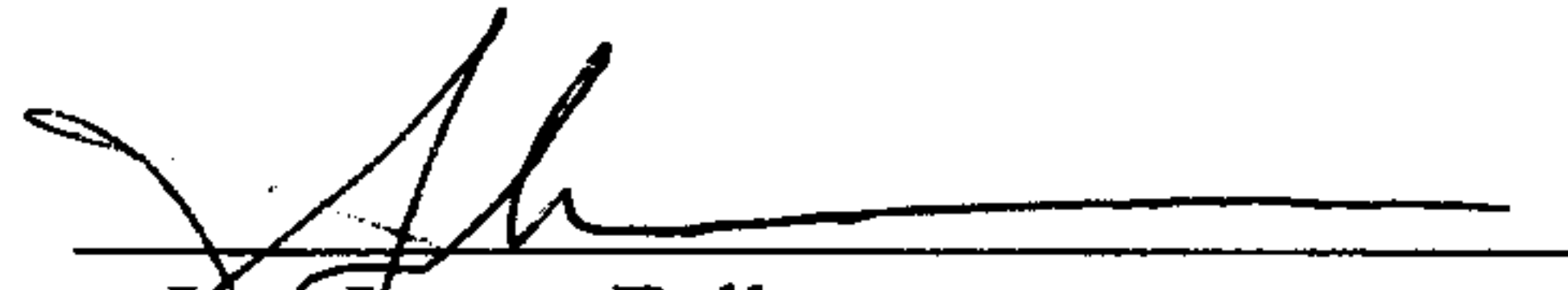
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

This instrument is executed by the grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the grantor in his individual capacity, and the grantor expressly limits his liability to the representative capacity named.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting his signature, this 20 day of Nov, 2008


Estate of Jefferson Dowell Falkner, Jr., deceased


Jon Juzan Falkner
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 Jon Juzan Falkner as Personal Representative of the Last Will and Testament of Jefferson Dowell Falkner, Jr., deceased, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of Nov, 2008.


NOTARY PUBLIC
My commission expires: 10-16-12

