



20090219000059150 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
02/19/2009 12:24:32PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
2080 Valleydale Road, Suite 10
Birmingham, AL 35244

Send Tax Notice to:
Floyd H. Brown
100 Stratford Circle
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, That by Letters Testamentary issued the 19th day of November, 2008, by the Judge of Probate of Shelby County, Alabama, In the matter of the Estate of Virginia T. Turner, deceased, Shelby County Probate Case No. PR-2008-000771, I, Charla T. Brown, as Personal Representative of the Estate of Virginia T. Turner, deceased, was authorized to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of **One Hundred Sixty Five Thousand Five Hundred And 00/100 Dollars (\$165,500.00)** in hand paid by Floyd H. Brown and Neva Sue Brown, and in conformity with and pursuant to the authority of said Letters Testamentary and the Last Will and Testament of Virginia T. Turner, I, **Charla T. Brown, a married woman, as Personal Representative of the Estate of Virginia T. Turner, deceased,** (hereinafter referred to as GRANTOR), do hereby grant, bargain, sell and convey unto **Floyd H. Brown and Neva Sue Brown** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of **Alabama**, to-wit:

Lot 44, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$162,501.00 of the above purchase price is in the form of a mortgage in favor of HomeServices Lending, LLC Series A DBA Mortgage South, executed and recorded simultaneously herewith. Virginia T. Turner was not married at the time of her death, and this is not the homestead property of the Grantor as defined in the Code of Alabama §6-10-3. Virginia T. Turner and Virginia Mae Turner are one and the same person. Charla T. Brown and Charla Beth Brown are one and the same person.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18th day of February, 2009.

Shelby County, AL 02/19/2009
State of Alabama

Deed Tax: \$3.00

Charla T. Brown, Personal Representative
Charla T. Brown, Personal Representative of the Estate of Virginia T. Turner, deceased, Shelby County Probate Case No. 2008-000771

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Charla T. Brown**, whose name is signed to the foregoing conveyance as **Personal Representative of the Estate of Virginia T. Turner, deceased**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily pursuant to the authority of the Judge of Probate of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2009.

G. Wray Morse

G. Wray Morse, Notary Public

My Commission Expires: 9/10/2012