


20090521000191590 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/21/2009 09:55:51 AM FILED/CERT

Send tax notice to:
Donna C. Skinner
467 Dogwood Circle
Birmingham, AL 35244

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Singleton R. Peacock a/k/a S. R. Peacock, deceased, and the Last Will and Testament of Doris J. Peacock, deceased, the undersigned Grantor, Donna C. Skinner, in her capacity as Personal Representative of the Estates of said decedents, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testaments of said decedents, does grant, bargain, sell and convey unto Donna C. Skinner (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1 - 49 Ridgeview Lake Road, Alabaster, AL

Part of the SE ¼ of NW ¼ of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of said SE ¼ of NW ¼, run in an Easterly direction along the South line of said ¼-¼ section for a distance of 229.61 feet to an existing iron pin, being on the Northwest right-of-way line of an existing dirt road; thence turn an angle to the left (48 deg 52 min 38 sec to chord) and run in a Northeasterly direction along said Northwest right-of-way line for a distance of 127.69 feet to the end of said curve; thence run in a Northeasterly direction along said Northwest right-of-way line and along a line tangent to end of said curve for a distance of 1,299.61 feet to an existing iron pin, being on the East line of said SE ¼ of NW ¼ of Section 5; thence turn an angle to the left of 50 deg 15 min and run in a Northerly direction along said East line of said ¼-¼ section for a distance of 339.07 feet to an existing 2" capped iron, being the Northeast corner of said SE ¼ of NW ¼; thence turn an angle to the left of 86 deg 44 min 28 sec and run in a Westerly direction along the North line of said ¼-¼ section for a distance of 191.71 feet to an existing 1 ½" solid iron; thence turn an angle to the left of 42 deg 09 min 56 sec and run in a Southwesterly direction for distance of 1,448.72 feet to an existing iron pin, being on the West line of said ¼-¼ section; thence turn an angle to the left of 51 deg 19 min 04 sec and run in a Southerly direction along said West line of said ¼-¼ section for a distance of 350.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SOURCE OF TITLE: Book 278, Page 142

Parcel 2 - 128 8th Street SW, Alabaster, AL

Begin at the South East corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama and run in a Northerly direction parallel with Pine Street for a distance of 300 ft. to Point of Beginning of portion of Lots 8 and 7 in Block 1 herein described. From said Point of Beginning continue to run in a Northerly direction parallel with Pine Street for a distance of 88 ft., thence run in a Westerly direction across Lots 8 and 7 perpendicular to Pine Street for a distance of 200 ft., thence in a Southerly direction parallel with Pine Street for a distance of 88 ft., thence run in an Easterly direction across Lots 7 and 8 perpendicular to Pine Street for a distance of 200 ft. to the Point of Beginning of portion of Lots 8 and 7 in Block 1 as described and the House situated thereon. Lying and being in the N.E. ¼ of N. W. ¼ of Section 2, Tp. 21, R. 3W., according to Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama.

SOURCE OF TITLE: Book 286, Page 737.

Parcel 3 - 1005 3rd Avenue NW, Alabaster, AL

Lot 4, Block 1, according to a resurvey of Farris-Smith Subdivision as shown by map recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama, the same being located in SW1/4 of SW1/4 of Section 35, Township 20, Range 3 West.

SOURCE OF TITLE: Book 221, Page 306

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, 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 said Grantee, her heirs and assigns forever.

The Last Will and Testament of Singleton R. Peacock dated April 6, 1981, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2009-000076. Said Court issued Letters Testamentary to the Personal Representative on February 24, 2009.

The Last Will and Testament of Doris J. Peacock dated April 6, 1981, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2009-000075. Said Court issued Letters Testamentary to the Personal Representative on February 24, 2009.

This instrument is executed by the Grantor solely in her 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 her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.



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IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this
20 day of May, 2009.

Donna C. Skinner

Donna C. Skinner, as Personal Representative
of the Estate of Singleton R. Peacock a/k/a S. R.
Peacock, deceased

Donna C. Skinner

Donna C. Skinner, as Personal Representative
of the Estate of Doris J. Peacock, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Donna C. Skinner, whose name as Personal Representative of the Estate of Singleton R. Peacock a/k/a S. R. Peacock, deceased, and as Personal Representative of the Estate of Doris J. Peacock, deceased, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of May, 2009.

Rebekah T. Mize

Notary Public

Rebekah T. Mize

Printed Name

(NOTARY SEAL)

My Commission Expires: 9/30/2010