

SEND TAX NOTICE TO:
C. DIANNE YOUNG
P.O. BOX 530231
BIRMINGHAM, AL 35253

This instrument was prepared by:
Susan J. Watterson, Attorney at Law
2610 19th Street South, Birmingham, AL 35209

EXECUTORS' WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and 00/100 (\$1.00) DOLLAR and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **ALLEN C. YOUNG, JR. AND CYNTHIA DIANNE YOUNG, Co-Personal Representatives of the ESTATE OF MARGUERITE E. YOUNG** (herein referred to as Grantors), do grant, bargain sell and convey unto **C. DIANNE YOUNG**, an unmarried woman (herein referred to as Grantee), all of the estate's right, title and interest in the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Commencing at the SW corner of Section 21, Township 18 South, Range 1 East, the point of beginning of the herein described property; thence northerly along the west boundary of said Section 21 a distance of 2,661.24 feet to a point; thence South 87 degrees 32 minutes East, a distance of 1,338.72 feet to a point, thence southerly a distance of 1,436.80 feet to a point on the North right of way line of Shelby County Road No. 43; thence southwesterly along said right of way a distance of 1,514.63 feet to a point thence North 87 degrees 32 minutes West a distance of 371.65 feet to the point of beginning. Said land being situated in the West ½ of the SW ¼ of SW ¼; Section 21, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT an undivided 3/7 interest to-wit:

Part of the SW ¼ of the SW ¼ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of said Section 21, being marked by an existing hub in a rockpile, run in a northerly direction along the west line of said section for a distance of 1,160.0 feet, thence turn an angle to the right of 90 degrees 46 minutes 13 seconds and run in an easterly direction for a distance of 1,269.63 feet, more or less, to a point on the northwest right of way of Shelby County Highway No. 43, thence turn an angle to the right of 127 degrees 19 minutes 17 seconds and run in a southwesterly direction along the northwest right of way line of said Shelby County Highway No. 43 for a distance of 1,458.54 feet to an existing iron rebar being at a point of intersection with the south line of said section, thence turn an angle to the right of 52 degrees 40 minutes 43 seconds and run in a westerly direction along the south line of said section for a distance of 369.74 feet, more or less, to the point of beginning. Containing 21.83 acres, more or less.

This conveyance is made subject to the follows:

- (1) Current taxes,
- (2) A non-exclusive permanent and irrevocable easement and right-of way given by Marguerite E. Young to Cynthia Dianne Young and her successors and assigns for the sole and exclusive purpose of access, ingress and egress in, over, under and along the road or driveway situated on the real property described in that certain Deed, dated May 31, 1978, from Allen C. Young and wife, Marguerite E. Young, as Grantors, to Marguerite E. Young, as Grantee, which said Deed was filed in the office of the Judge of Probate of Shelby County, Alabama on March 10, 1989, and recorded at Book 229, Page 783, and, said road or driveway being shown on that certain survey dated March 27, 1995 prepared by Weygand Surveyors, which said road or driveway being depicted on said survey by the Words "asphalt" and "crushed stone",
- (3) Easements and rights of way to Shelby County Alabama, in Deed Book 228, page 317 and Deed Book 228, page 493,
- (4) Grant of Easement and Right of Way for Purposes of Egress and Ingress filed for record in the office of the Judge of Probate of Shelby County, Alabama on December 31, 1997 and recorded at instrument #1997-42474,
- (5) Grant of Easement and Right of Way for Purposes of Egress and Ingress filed for record in the office of Judge of Probate of Shelby County, Alabama on December 31, 1997 and recorded at instrument # 1997-47475,
- (6) Warranty Deed from Marguerite E. Young, an unmarried woman, to Allen C. Young, Jr. filed for record in the office of the Judge of Probate of Shelby County, Alabama on December 31, 1997 and recorded at instrument #1997-42476,
- (7) Warranty Deed from Marguerite E. Young, an unmarried woman, to Allen C. Young, Jr. filed for record in the office of the Judge of Probate of Shelby County, Alabama on December 29, 1998 and recorded at instrument #1998-51934,
- (8) Warranty Deed from Marguerite E. Young, an unmarried woman, to Allen C. Young, Jr. filed for record in the office of the Judge of Probate of Shelby County, Alabama on December 28, 1999 and recorded at instrument #1999-52047; and
- (9) All other matters filed for record in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance of the above described property is made together with a non-exclusive permanent and irrevocable easement and right of way given by Marguerite E. Young to Allen C. Young, Jr. for the sole and exclusive purpose of ingress and egress in, over, under and along the road or driveway situated on the real property described in that certain Deed, Dated May 31, 1978, from Allen C. Young and wife, Marguerite E. Young, as Grantors, to Marguerite E. Young, as Grantee, which said Deed was filed in the office of the Judge of Probate of Shelby County, Alabama on March 10, 1989, and recorded at Book 229, Page 783, and said road or driveway being shown on that certain survey dated March 27, 1975 prepared by Weygand Surveyors, which said road or driveway being depicted on said survey by the words "asphalt" and "crushed stone".

SUBJECT TO:

1. Ad valorem property taxes for the current year, 2007.
2. Easements, restrictions, covenants and reservations of record.

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Shelby Cnty Judge of Probate, AL
08/13/2009 11:22:21 AM FILED/CERT

3. Any and all outstanding mortgages of record.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

TO HAVE AND TO HOLD to said Grantee forever, her successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31 day of March, 2008.

ESTATE OF MARGUERITE E. YOUNG

BY: Allen C. Young Jr.
ALLEN C. YOUNG, JR.
CO-PERSONAL REPRESENTATIVE

BY: Cynthia Dianne Young
CYNTHIA DIANNE YOUNG
CO-PERSONAL REPRESENTATIVE

WITNESS

[Signature]
WITNESS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Linda R. Young, a Notary Public in and for said County, in said State, hereby certify that **ALLEN C. YOUNG, JR.** whose name is signed to the foregoing conveyance as **Co-Personal Representative of the ESTATE OF MARGUERITE E. YOUNG**, 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 31 day of March, A.D., 2008.

Linda R. Young
NOTARY PUBLIC
My commission expires: _____

STATE OF ALABAMA)
COUNTY OF TALLADEGA)

MY COMMISSION EXPIRES SEPTEMBER 19, 2009

I, Elizabeth Morrison, a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA DIANNE YOUNG**, whose name is signed to the foregoing conveyance as **Co-Personal Representative of the ESTATE OF MARGUERITE E. YOUNG**, 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 on the day the same bears date.

Given under my hand and official seal this 31 day of MARCH A.D., 2008.

Elizabeth Morrison
NOTARY PUBLIC
My commission expires: 10/27/08