

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Billy M. Booth

(Address) 3585 Applewood Lane

Cantonment, FL 32533

NO STATED MINIMUM VALUE

PER ALABAMA CODE S 40-22-1

Personal Representative Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **BILLY M. BOOTH, as Personal Representative of the Estate of MAURICE R. BOOTH, deceased**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BILLY M. BOOTH**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL A

A tract of land lying partly in the SE ¼ of Section 6, T 22 S, R 3 W and partly in the SW ¼ of Section 5, T 22 S, R 3 W, more particularly described as follows: Begin at the southeast corner of Section 6, T 22, R 3 W; thence run west along the south line of said Section for 661.0 feet to a point; thence turn an azimuth of 359 degrees 54 minutes north along the west line of the E ½ of the SE ¼ of the SE ¼ of said Section 6 a distance of 1017.48 feet to the point of beginning of the parcel herein described; thence proceed north along the previous course for 382.36 feet to a point; thence turn an azimuth of 67 degrees 48 minutes northeasterly for 871.80 feet to the westerly R.O.W. of an Old Field Road; thence turn an azimuth of 165 degrees 35 minutes southeasterly along the said R.O.W. for 67.0 feet; thence turn an azimuth of 135 degrees 28 minutes southeasterly along said R.O.W. for 250.17 feet; thence turn an azimuth of 126 degrees 18 minutes southeasterly along the said R.O.W. for 55.95 feet to a point that is 200 feet north of Old Tuscaloosa Road; thence turn an azimuth of 247 degrees 22 minutes southwesterly for 1132.59 feet to the point of beginning, said Parcel "A" contains 7.91 acres, situated in Shelby County, Alabama.

PARCEL B

And whereas said property is served by a road more particularly described as follows:

A non-exclusive easement for ingress, egress and utilities;

Description of the center line of a 15 foot wide easement of Ingress and Egress across certain property: Commence at the center of a bridge over McHenry Creek and on the center of a public road called Scott Road; thence an azimuth of 247 degrees 56 minutes Southwesterly along said public road 397.75 feet to the intersection with the center of said Old Field Road; thence an azimuth of 302 degrees 03 minutes

Northwesterly along center of said road 189.4 feet; thence as azimuth of 306 degrees 18 minutes Northwesterly along said center 59.9 feet; thence an azimuth of 315 degrees 28 minutes Northwesterly along said road 247.6 feet; thence an azimuth of 345 degrees 35 minutes Northwesterly along said road 66.0 feet; thence proceed Northwesterly along the previous course 200.0 feet; thence an azimuth of 322 degrees 33 minutes Northwesterly along said road 270.1 feet to the end of the Center line of said easement, 7.5 feet each side of the described Old Field Road Center line.

According to survey of E. Franklin Parker, P.L.S. #9983, dated July 26, 1994.

ALSO, inclusive of existing right-of-way for ingress and egress across Scott Road, and subject to all rights, reservations and restrictions of record.

SOURCES OF TITLE: Warranty Deeds recorded at Book 308, Page 10 and 315, Page 600, as recorded in the Office of the Probate Judge, Shelby County, Alabama.

VERNIS L. BOOTH PREDECEASED MAURICE R. BOOTH, SHE HAVING DIED ON OR ABOUT APRIL 17, 1999, LEAVING MAURICE R. BOOTH AS THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE SURVIVORSHIP DEED RECORDED AT BOOK 315, PAGE 600, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

THIS DEED IS EXECUTED UNDER THE AUTHORITY GRANTED WITHIN THE LAST WILL AND TESTAMENT OF MAURICE R. BOOTH, SAME HAVING BEEN PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, PURSUANT TO CASE NUMBER PR-2008-000786.

THE LEGAL DESCRIPTION OF THE REAL PROPERTY HEREINABOVE DESCRIBED WAS DERIVED FROM THAT CERTAIN SURVEY OF E. FRANKLIN PARKER, SR., ALABAMA REGISTRATION NUMBER 9983, DATED JANUARY 3, 1981, A COPY OF WHICH IS HERETO ATTACHED AS EXHIBIT "A".

THIS DEED CONSTITUTES AN INSTRUMENT EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE, PURSUANT TO ALABAMA CODE SECTION 40-22-1, AS SAID REAL PROPERTY HAS HERETOFORE DEVOLVED TO THE GRANTEE HEREIN.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Billy M. Booth, as Personal Representative of the Estate of Maurice R. Booth, who is authorized to execute this conveyance, has hereto set his hand and seal, this the 13th day of August, 2009.

20090825000327800 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/25/2009 02:53:02 PM FILED/CERT

ESTATE OF MAURICE R. BOOTH

Billy M Booth
By: Billy M. Booth
Its: Personal Representative
ID: B300 073 SD 0160
Exp: 01-16-2014

STATE OF FLORIDA)
COUNTY OF Escambia)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Billy M. Booth** whose name as **Personal Representative** of the **Estate of Maurice R. Booth, 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 13th day of August, 2009.

Mary A. MacGregor
Notary Public MARY A. MacGregor
My Commission Expires: 11-17-2010

MARY A. MACGREGOR
Notary Public, State of Florida
My Comm. Expires Nov. 17, 2010
Comm. No. DD 584140