

**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

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Send Tax Notice to:

(Name) Julia Elizabeth Baer, Trustee

(Address) 1328 Hillwood Drive

Alabaster, AL 350007

**\*\* MINIMUM VALUE NOT REQUIRED**

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**Personal Representative Deed**

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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, **JULIA ELIZABETH BAER, as Personal Representative of the ESTATE OF PHILLIP A. BAER, deceased**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JULIA ELIZABETH BAER, AS TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF PHILLIP A. BAER, DATED FEBRUARY 9, 2000**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO CERTAIN PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA CONSISTING OF AN UNDIVIDED ONE-HALF INTEREST THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**The North ½ of the SW ¼ of NW ¼ of Section 15, Township 22 South, Range 2 West, lying West of Interstate Highway #65.**

**ALSO, conveyed herein is an easement for ingress and egress and utilities across the following described property;**

**The West 60 feet of the S ¼ of the SW ¼ of NW ¼ of Section 15, Township 22 South, Range 2 West, and the South 60 feet of SE ¼ of NE ¼ Section 16, Township 22 South, Range 2 West.**

**SUBJECT TO:**

Property taxes for 2009 and subsequent years, as well as rights, reservations and restrictions of record.

**SOURCE OF TITLE:**  
Instrument Number 2000-09225.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT, SAME OF WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, WITH LETTERS TESTAMENTARY HAVING ISSUED TO GRANTOR ON OCTOBER 14, 2008, CASE NUMBER PR-2008-000664.

**\*\*PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT.**

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, **Julia Elizabeth Baer, as Personal Representative of the Estate of Phillip A. Baer**, who is authorized to execute this conveyance, has hereto set her hand and seal, this the 13<sup>th</sup> day of November, 2009.

ESTATE OF PHILLIP A. BAER

Julia Elizabeth Baer  
By: Julia Elizabeth Baer  
Its: 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 **Julia Elizabeth Baer** whose name as **Personal Representative of the Estate of Phillip A. Baer, 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, 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 13<sup>th</sup> day of November, 2009.

[Signature]  
Notary Public  
My Commission Expires: 9/6/2010