

This instrument was prepared without examination of title by:
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2121 Highland Avenue South
Birmingham, Alabama 35205

Probate Case No. PR-2009-000215

Send Tax Notice to:
Douglas Wayne Epperson
936 Independence Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

Consideration \$245,000.00

PERSONAL REPRESENTATIVE’S STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, according to the terms of the Last Will and Testament of Gloria C. Epperson Fox, Julian R. Campbell, as Personal Representative of the Estate of Gloria C. Epperson Fox, deceased, Probate Case No. PR-2009-000215 (“Grantor”), does by these presents, grant, bargain, sell and convey unto Douglas Wayne Epperson (“Grantee”), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part lying south of the Columbiana-Saginaw Highway of the following lands:

The Southeast quarter of the Northwest quarter (SE1/4 of NW1/4), and eight acres in the Southwest quarter of the Northwest quarter (SW1/4 of NW1/4) of Section 16, Township 21, Range 2 West, said eight acres being described as follows: “Beginning at a point 110 yards West of the Southeast corner of said SW1/4 of NW1/4, running thence East 110 yards to the said Southeast corner; run thence North, along the East line of said forty, 440 yards to the South boundary of the Columbiana-Saginaw Highway; thence run West along the South boundary of said Highway 66 yards; thence run in a Southwesterly direction to said point of beginning.” The lands conveyed herein contain 14 acres, more or less.

Subject to:

- 1) Any mining and mineral rights not owned by Grantor
- 2) Any and all easements, restrictions, covenants, reservations, agreements, rights-of-way, liens and any and all other matters of public record
- 3) 2009 and future years ad valorem taxes

This instrument is executed by the Grantor solely in his 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 his capacity, and the Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.

TO HAVE AND TO HOLD, the above granted property, together with the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, unto said Grantee, in fee simple.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 3rd day of DECEMBER, 2009.

GRANTOR:
Julian R. Campbell
Julian R. Campbell, Personal Representative of the Estate of Gloria C. Epperson Fox, deceased

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julian R. Campbell, whose named as Personal Representative of the Estate of Gloria C. Epperson Fox, 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 said instrument, he executed the same voluntarily in his representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2009.

Baileia J. Chapin
Notary Public
My Commission Expires: May 11, 2013

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