

This instrument was prepared without title opinion by:

Thomas Michael Hobson, Esq.  
Hobson Law Firm LLC  
1083 Walnut Street  
Centreville, Alabama 35042

Send Tax Notice To:  
Russell L. Wadsworth II  
249 Vineyard Lane  
Birmingham, AL 35242

PREVIOUSLY RECORDED  
INSTRUMENT 20091030000407590

State of ALABAMA       )  
                                      )  
BIBB County               )       **PERSONAL REPRESENTATIVE DEED**  
                                      )  
                                      )       **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Ninety Six Thousand and no/100 Dollars (\$196,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **the Estate of Jana S. Calloway**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Russell Lee Wadsworth II**, a single man, (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:


**Lot 72, according to the Survey of Villas Belvedere, as recorded in map Book 29, Page 27, in the Office of the Probate Judge of Shelby County, Alabama.**

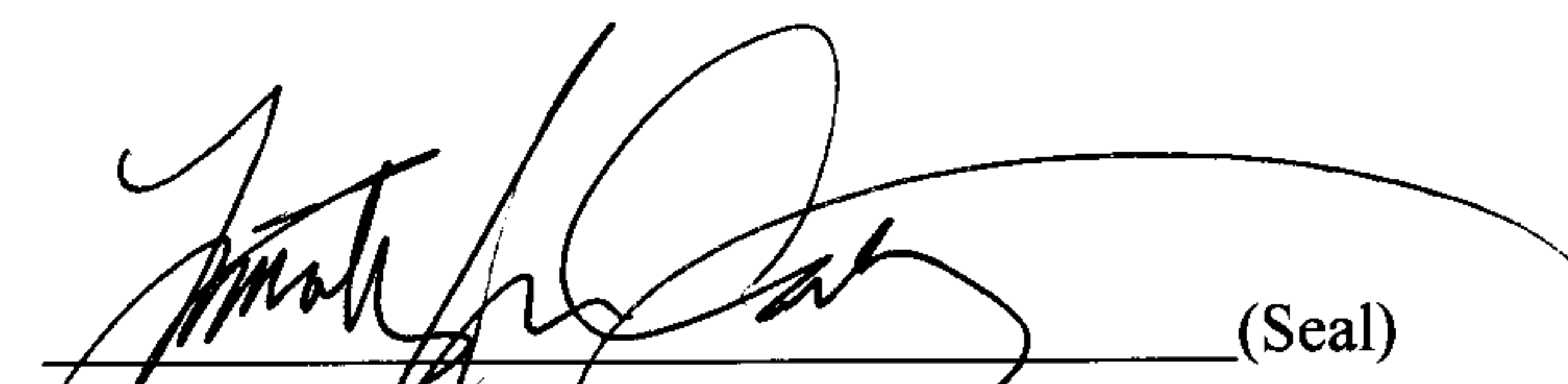
TO HAVE AND TO HOLD to the said Grantees, his heirs, successors and assigns forever, in fee simple subject to the purchase money mortgage executed simultaneously with this instrument.

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24 day of February, 20 10.

  
20100309000067580 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
03/09/2010 10:00:03 AM FILED/CERT

  
(Seal)  
Estate of Jana S. Calloway, Grantor  
By Timothy J. Calloway, Personal Representative

State of North Carolina   )  
                                      )  
Orange Co.               )       **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy J. Calloway, Personal Representative for the Estate of Jana S. Calloway**, by **Timothy J. Calloway** whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily as his/her own act, in his/her official capacity as Personal Representative, on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2010.

Sandra W. Haight  
Notary Public  
My Commission Expires: 4/14/2014