

SEND TAX NOTICE TO:

Leon F. Kelly, III
1314 Chelsea Road
Columbiana, AL 35051



20100311000071660 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/11/2010 12:37:11 PM FILED/CERT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

DEED OF DISTRIBUTION

THIS DEED is executed and delivered this 2nd day of March, 2010, by:

Sharon Dawson Simmons Kelly and Claude McCain Moncus, as Personal Representatives of the Estate of Leon F. Kelly, Jr., Deceased, Probate Court Case No. PR-2009-000168; Sharon Dawson Simmons Kelly and Claude McCain Moncus, as Trustees of the Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., Deceased (the "Marital Trust"); and Mollie Lockett Kelly Thomas, a married woman, and Leon F. Kelly, III, a married man, as beneficiaries under the Last Will and Testament of Leon F. Kelly, Jr., Deceased; individually referred to as the "Grantor" and collectively referred to as the "Grantors;"

to Leon F. Kelly, III (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) paid by Grantee to Grantors, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do, by these presents, grant, bargain, sell and convey unto Grantee, that certain real estate situated in Shelby County, Alabama and more particularly described as follows (the "**Property**");

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2010, and subsequent years; and
2. Easements, restrictions, and covenants of record.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns, forever.

The foregoing property is not nor ever has been the homestead of the individual Grantor or the spouse of the individual Grantor.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF THE TITLE BY THE PREPARER HEREOF.

This instrument has been executed by Sharon Dawson Simmons Kelly and Claude McCain Moncus as Personal Representatives of the Estate of Leon F. Kelly, Jr., Deceased and as Trustees of the Marital Trust, and neither this instrument nor anything contained herein shall be construed as creating any liability or obligation on the part of the Personal Representatives or the Trustees as individuals, and such Grantors expressly limit their liability in the representative capacity named.

IN WITNESS WHEREOF, the undersigned has caused this Deed to be executed on the date first above written having taken all necessary action to authorize this conveyance.

GRANTORS:

Estate of Leon F. Kelly, Jr., Deceased

By: Sharon Dawson Simmons Kelly
Name: Sharon Dawson Simmons Kelly
Its: Personal Representative

By: Claude McCain Moncus
Name: Claude McCain Moncus
Its: Personal Representative

The Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., Deceased

By: Sharon Dawson Simmons Kelly
Name: Sharon Dawson Simmons Kelly
Its: Trustee

By: Claude McCain Moncus
Name: Claude McCain Moncus
Its: Trustee

Beneficiaries:


Mollie Lockett Kelly Thomas
Mollie Lockett Kelly Thomas

Leon F. Kelly, III
Leon F. Kelly, III

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon Dawson Simmons Kelly and Claude McCain Moncus, whose names as Personal Representatives of the Estate of Leon F. Kelly, Jr., Deceased, are signed to the foregoing Statutory Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, they, in their capacity as such Personal Representatives and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand this the 2nd day of March, 2010.




Notary Public
My Commission Expires: 7/9/2011

[NOTARIAL SEAL]

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon Dawson Simmons Kelly and Claude McCain Moncus, whose names as Trustees of the Marital Trust under the Last Will and Testament of Leon F. Kelly, Jr., Deceased, are signed to the foregoing Statutory Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, they, in their capacity as such Trustees and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand this the 2nd day of March, 2010.



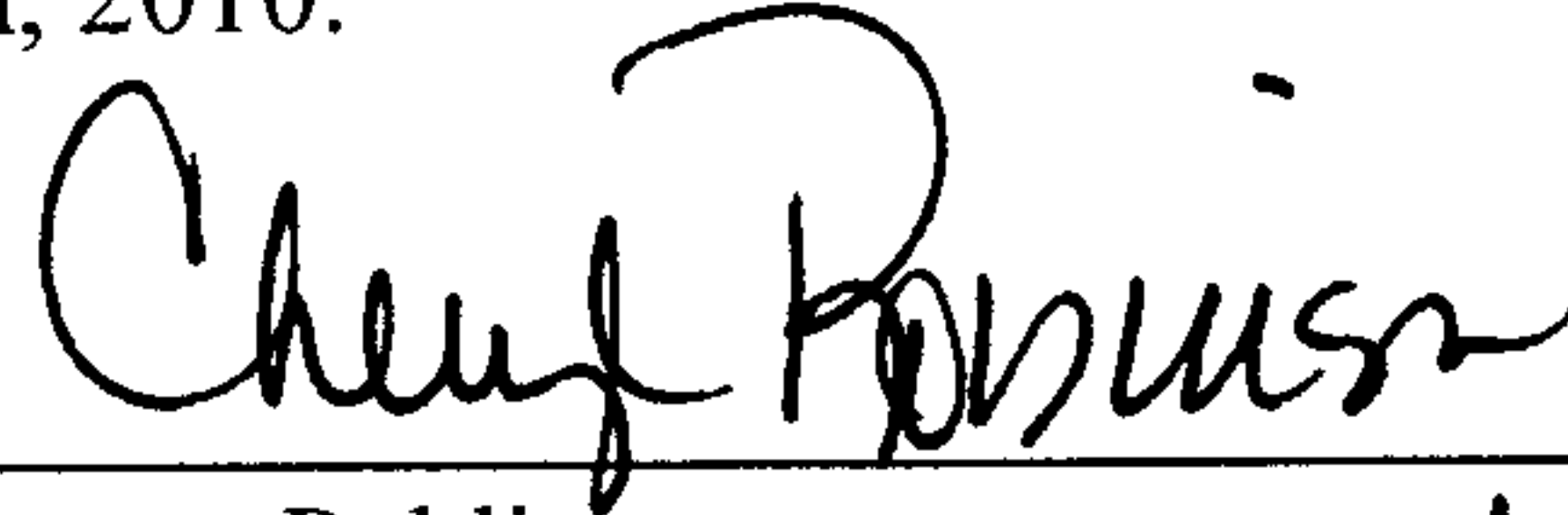
Notary Public
My Commission Expires: 7/9/2011

[NOTARIAL SEAL]

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mollie Lockett Kelly Thomas and Leon F. Kelly, III, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of March, 2010.



Notary Public

My Commission Expires: 7/9/2011

[NOTARIAL SEAL]

This Instrument was prepared by
and when recorded return to:
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, AL 35209
205.879.5959



EXHIBIT "A"

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°34'55"E, a distance of 532.06' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 785.24'; thence S01°13'25"W, a distance of 201.94'; thence S55°44'40"W, a distance of 443.26' to a point on the Northeasterly R.O.W. line of Shelby County Highway 47, 80' R.O.W., said point being the beginning of a curve to the right, having a radius of 960.00, a central angle of 21°04'03", and subtended by a chord which bears N40°54'16"W, and a chord distance of 351.00'; thence along the arc of said curve and said R.O.W. line, a distance of 352.99'; thence N30°22'15"W and along said R.O.W. line, a distance of 382.87' to the beginning of a curve to the right, having a radius of 1460.00, a central angle of 21°14'44", and subtended by a chord which bears N19°44'53"W, and a chord distance of 538.28'; thence along the arc of said curve and said R.O.W. line, a distance of 541.37'; thence N82°51'21"E and leaving said R.O.W. line, a distance of 989.80' to the POINT OF BEGINNING.

Said Parcel containing 19.54 acres, more or less.

Situated in Shelby County, Alabama.



20100311000071660 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/11/2010 12:37:11 PM FILED/CERT