

This instrument was prepared without  
evidence of title or survey by:

Grantee's address:  
477537 Reynolds Road  
Vincent, AL 35178

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of David Ray Reynolds, deceased, in accordance with his will probated in Case No. PR-2009-000673 in the Probate Court of Shelby County, Alabama, the undersigned Patricia A. Scoggins, personal representative of said estate (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jacob Brian Laddie (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 17, Township 19 South, Range 2 East, and being more particularly described as commencing at the Northwest corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 17 and run North 89° 34' East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  1833.3 feet to a point; thence South 0° 26' East 920.15 feet to the point of beginning; thence continue along last described course 200 feet to a point; thence South 89° 34' West 417 feet to a point; thence North 0° 26' West 200 feet; thence North 89° 34' East 417 feet to the point of beginning.

Also conveyed is an easement for ingress and egress to and from the above described property to an existing private road known as Reynolds Road, and over and across Reynolds Road to Shelby County Highway No. 83.

SUBJECT TO an easement for ingress and egress appurtenant to the property immediately to the South of the above described property.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

11th day of May, 2010.

Patricia A. Scoggins  
Patricia A. Scoggins as personal representative

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia A. Scoggins, whose name as personal representative of the estate of David Ray Reynolds, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2010.



Mullen R. Gentry  
Notary Public