

PERSONAL REPRESENTATIVE'S DEED

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Richard Wayne Peal
7090 Highway 49
Columbiana, Al. 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in accordance with the Last Will and Testament of Willie Henry Peal, Richard Wayne Peal, in his capacity as Personal Representative of the estate of Willie Henry Peal, deceased, (Shelby County Probate Case# PR-2009-000642) (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto Richard Wayne Peal (herein referred to as GRANTEE), the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

Commence at the SE corner of the NW1/2 of Section 12, Township 20 South, Range 1 West; thence run West along the South line of said 1/4-1/4 for 31.0 feet; thence 92 deg. 10 min. 54 sec. right run North for 413.73 feet; thence 87 deg. 46 min. 34.sec. left run 458.34 feet; thence 82 deg. 19 min. 17 sec. left run 58.65 feet to the point of beginning; thence 50 deg. 30 min. 33 sec. right run 158.16 feet; thence 65 deg. 10 min. 25 sec. left run 240.48 feet to the Northerly R/W of Shelby County Hwy. 49; thence 86 deg. 28 min. 35 sec. left run along said R/W for 165.23 feet; thence 97 deg. 22 min. 48 sec. left run 317.76 feet to the point of beginning. Containing 1.0 acres, more or less.

Subject to all liens, encumbrances, limitations, restrictions, easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, and to taxes for 2010 and subsequent years.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and/or convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said GRANTEE, his heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of August, 2010.

Richard W Peal
Richard Wayne Peal, as Personal Representative of
The Estate of Willie Henry Peal

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard Wayne Peal, as Personal Representative of the Estate of Willie Henry Peal, deceased, Shelby County Probate Case No. PR 2009-000642, whose name 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, he, in his capacity as Personal Representative of the Estate of Willie Henry Peal, Shelby County Probate Case No. PR 2009-000642, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of August, 2010.

Sanford D. Hatton, Jr.
Notary Public
My Commission Expires: 08-22-2012

