

Prepared by: Robert V. Townes, III
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P.O. Box 96
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STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, (Without Title Opinion)

THIS DEED, made this 12th day of August, 2010, between Cecilia D. Conner aka Cecilia D. Foltz, Executor of the Estate of James E. Davis, of the County of Jefferson, in the State of Alabama, hereinafter called "Grantor", and Cecilia D. Foltz, Lou Ellyn Bagwell and Jamie Smith Fitzwater, of the County of Jefferson, in the state of Alabama, hereinafter called the "Grantees";

1. James E. Davis, Grantee, died on or about January 23, 2006, was survived his children, Cecilia D. Conner aka Cecilia D. Foltz, Lou Ellyn Bagwell and Jamie Smith Fitzwater.
2. The deceased, James E. Davis, Grantee, died leaving his Last Will and Testament. The Will was Probated in the Probate Court of Jefferson County, Alabama, Case No. 192840. On June 8, 2006 the Executor was granted Letters of Testamentary in the Probate Court of Jefferson County of Alabama.
3. The deceased, James E. Davis, a widow, was survived by his daughters, Cecilia D. Conner aka Cecilia D. Foltz, Lou Ellyn Bagwell and Jamie Smith Fitzwater, the Grantees and devisees under the Will.
4. More than six months have elapsed since the Letters of Testamentary were granted and Executor has paid all the claims against the Estate.
5. The Grantees are due all assets of the estate including the premises conveyed herein.

The Grantor, in consideration of the recitals contained herein, the receipt of which is hereby acknowledged, has by these presents granted, bargained, and sold to the Grantees, their heirs, and assigns forever the following described land situated in Shelby County, Alabama:

See Exhibit "A" attached hereto for legal description of property.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD, the same unto the Grantees in fee simple forever.

AND THE GRANTOR DOES HEREBY COVENANT, with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all the encumbrances made by them, and that they will warrant and defend the same against the lawful claims and demands of all person claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the Grantor of the Property described herein has signed and sealed this Deed on the day and year first above written.

Witness:

_____(Seal)

Cecilia D. Foltz (Seal)
Cecilia D. Conner aka Cecilia D. Foltz, Executor
For The Estate of James E. Davis

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cecilia D. Conner aka Cecilia D. Foltz, Executor for The Estate of James E. Davis**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2010.

[SEAL]

Robert V. Townes, III
Notary Public
My Commission Expires: 11/12/11



20101006000331420 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/06/2010 12:14:25 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I - Leeds 1 Property

The land is described as follows:

A tract of land situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200.00 feet to a point; thence turn an interior angle of 88 53' and run to the left in a westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 91 03' and run to the left in a Southerly direction a distance of

200.00 feet to a point on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23; thence turn an interior angle of 88 53' and run to the left in a Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200.00 feet to the point of beginning.

Together with the right of ingress and egress to said property from a 50' unnamed road R.O.W. leading to the home of the grantor and further extending to the Alabama Power Co., R.O.W. and along said Alabama Power Company R.O.W. Further reasonable access to said property from the Alabama Power Co. R.O.W. a more specific route is indicated in the attached survey marked Exhibit B which is attached hereto and made a part hereof.

Parcel II - Leeds 2 Property

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East; thence run South 89 degrees 46' 58" West, along the South line of said quarter-quarter for a distance of 200.05 feet to an iron pin found and the point of beginning; thence run South 89 degrees 24' 44" West for a distance of 200.00 feet; thence run North 01 degrees 36' 48" East for a distance of 200.00 feet; thence run South 01 degrees 36' 40" West, for a distance of 200.01 feet to the point of beginning.