

20110104000000990 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/04/2011 02:45:09 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Donald G. Hall

(Address) 1451 Hwy 89

Montevallo, AL 35115

**** MINIMUM VALUE NOT REQUIRED**

Personal Representative Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **DONALD G. HALL**, as **Personal Representative of the ESTATE OF LOIS M. HALL, deceased** (herein referred to as Grantor), grant, bargain, sell and convey unto **DONALD G. HALL**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

From the NE corner of the S ½ of NE ¼ of NW ¼ of Section 7, Township 24 North, Range 13 East, run Westerly along the North boundary line of the said S ½ of NE ¼ of NW ¼ of Section 7, a distance of 116.5 feet more or less to point on the West right of way line of the County Road No. 21 for the point of beginning of land herein described: thence continue Westerly along the North boundary line of the S ½ of NE ¼ of NW ¼ of Section 7, for 210 feet; thence turn an angle of 76 degrees 20 minutes to left and run Southwesterly for 210.0 feet; thence turn an angle of 103 degrees 40 minutes to left and run Easterly 210.0 feet to point on the West right of way line of County Road No. 21; thence turn an angle of 76 degrees 20 minutes to the left and run Northeasterly along the West right of way line of County Road No. 21, 210.10 feet more or less to point of beginning, being a part of the S ½ of NE ¼ of NW ¼ OF Section 7, Township 24 North, Range 13 East, and being one acre, more or less.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO STEPHEN R. HALL, PURSUANT TO DEED RECORDED IN DEED BOOK 091, PAGE 402, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northeast corner of the S ½ of the NE ¼ of the NW ¼ of Section 7, Township 24 North, Range 13 East and go west along the north boundary of said S ½ of the NE ¼ of the NW ¼ for 116.50 feet to a point on the west boundary of Shelby County Highway No. 89; Thence south 13 degrees 40 minutes 58 seconds west along said west boundary for 112.69 feet to the point of beginning; Thence continue along previous course

for 96.00 feet; Thence west for 209.74 feet; Thence north 13 degrees 40 minutes 58 seconds east for 96.00 feet; Thence east for 209.74 feet to the point of beginning.

SUBJECT TO: Easement for water pipe line as shown by Deed recorded in Deed Book 177, Page 309.

SOURCE OF TITLE: Deed Book 269, Page 828.

Lois M. Hall was the surviving Grantee upon that deed referenced hereinabove as Source of Title, the other Grantee therein, Oscar F. Hall, having predeceased her, on or about May 25, 2008.


THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT, SAME OF WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, WITH LETTERS TESTAMENTARY HAVING ISSUED TO GRANTOR ON July 27, 2010, CASE NO. PR-2010-000244.


****PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT.**

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, **DONALD G. HALL, as Personal Representative of the Estate of LOIS M. HALL**, who is authorized to execute this conveyance, has hereto set her hand and seal, this the 29th day of Dec, 2010.

ESTATE OF LOIS M. HALL


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By: DONALD G. HALL
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **DONALD G. HALL** whose name as **Personal Representative** of the **Estate of Lois M. Hall, 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 29 day of December, 2010.

Krystal Fochtman
Notary Public
My Commission Expires: 8-11-2014


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