

STATE OF ALABAMA
SHELBY COUNTY

EXECUTOR'S DEED FOR MUNIMENT OF TITLE

WHEREAS, Joan G. Price died in Lee County, Alabama, on June 29, 2010, leaving a last will and testament wherein the undersigned Samuel Allen Price, Jr. was appointed Executor, which said will was duly admitted to probate in the Lee County Probate Court on July 26, 2010;

WHEREAS, under said will, Joan G. Price, a widow, did, in Items IV and VI of said will, give, devise and bequeath the rest and residue of her estate to her children, SAMUEL ALLEN PRICE, JR., ANNE PRICE CARTER AND ARTHUR H. PRICE, per stirpes;

WHEREAS, the said Probate Court of Lee County, Alabama, did, on July 26, 2010, issue to the undersigned Samuel Allen Price, Jr., letters testamentary which are still in full force and effect;

WHEREAS, in and by the terms of said last will and testament, the undersigned, as Executor, was authorized and empowered to sell and convey the real property herein after described;

WHEREAS, at the time of the death of the said Joan G. Price, she owned certain real property located in Shelby County, Alabama; and

WHEREAS, the Executor under the will of the said Joan G. Price, deceased, desires to place upon the public records of Shelby County, Alabama, a muniment of title describing the real property so devised to SAMUEL ALLEN PRICE, JR., ANNE PRICE CARTER AND ARTHUR H. PRICE under said will.

NOW, THEREFORE, in consideration of the premises and the sum of One and No/100 Dollar (\$1.00) in hand paid to **SAMUEL ALLEN PRICE, JR.**, Executor of the last will and testament of Joan G. Price, herein called Grantor, by **ARTHUR H. PRICE**, herein called Grantee, the receipt and sufficiency of which consideration is hereby acknowledged, the said Grantor, as Executor of the last will and testament of Joan G. Price, deceased, pursuant to the power and authority vested in me by the terms of the aforesaid will, has granted, bargained and sold, and by these presents does, subject to the conditions,



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limitations and restrictions hereinafter referred to, grant, bargain, sell and convey unto ARTHUR H. PRICE, all of the right, title, interest and ownership owned by Joan G. Price at the time of her death, in and to the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the said ARTHUR H. PRICE, his heirs and assigns, forever.

This deed is given as a muniment of title to the property devised to the Grantee under the will of Joan G. Price, deceased, and, together with Quit Claim Deeds from the other beneficiaries under said will recorded simultaneously herewith, is given to perfect title in the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on this the 10 day of February, 2011.

 (SEAL)
Samuel Allen Price, Jr., As Executor of the Last
Will and Testament of Joan G. Price, Deceased

STATE OF ALABAMA


LEE COUNTY

I, Gerald A. Mattson, Jr., a Notary Public, in and for said County in said State, hereby certify that Samuel Allen Price, Jr., whose name as Executor under the will of Joan G. Price, 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 such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of February, 2011.

(NOTARY SEAL)

My Commission Expires:


Gerald A. Mattson, Jr.,
Notary Public, State at Large
Notary Public, AL State at Large
My Commission Expires Nov. 2, 2014

ADDRESS OF GRANTEE:

1137 Coho River Estates Road
Birmingham, AL 35243

This instrument prepared by:

Gerald A. Mattson, Jr., Esq.

HAYGOOD, CLEVELAND, PIERCE, MATTSON & THOMPSON, L.L.P.

611 East Glenn Avenue

Auburn, Alabama 36830

NOTE: The preparer of this document has not examined title with respect to the property described herein and does not give an opinion with respect thereto.


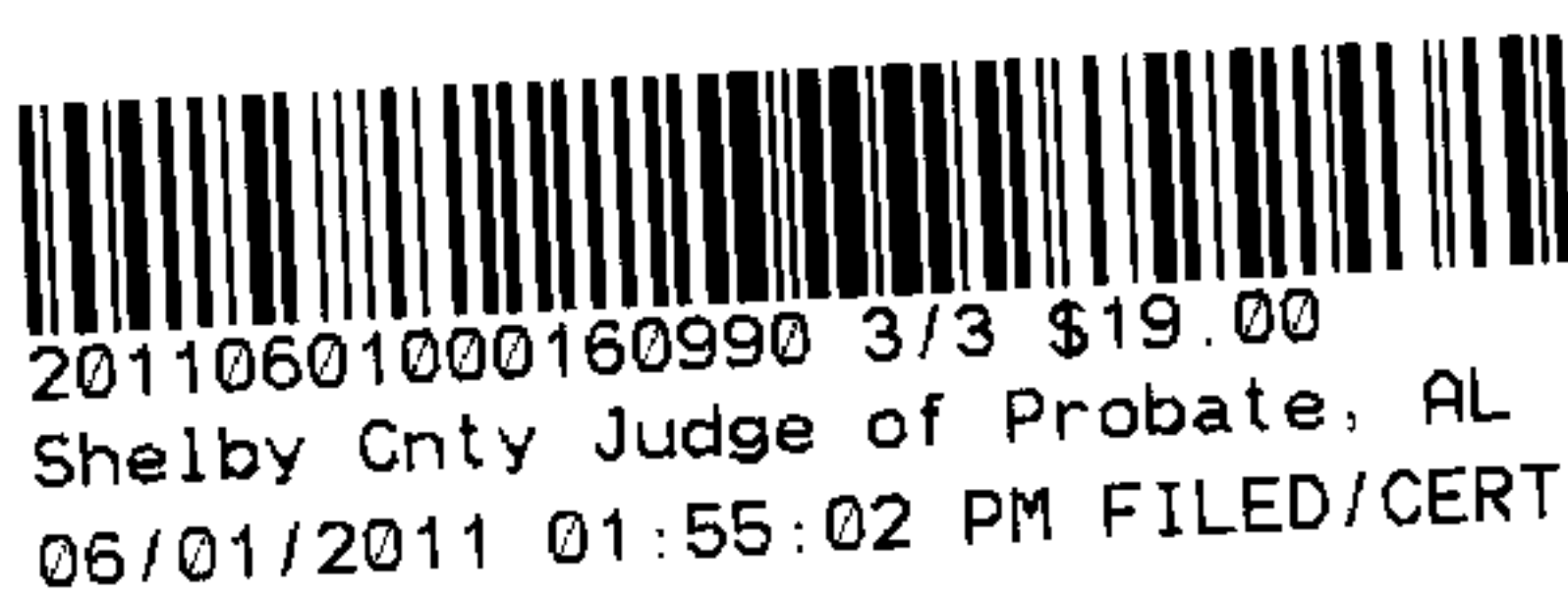

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EXHIBIT A

Part of Lots 15 and 16 in the Survey of Cahaba River Estates, as recorded in Map Book 17, page 64, in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 3, page 1, in the Office of the Judge of Probate of Shelby County, Alabama, and part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of Lot 8, in said Cahaba River Estates, and run North along the West line of Lots 8 and 7 in said survey for 216.9 feet; thence at an angle to the left of 109 deg. 45 min. and in a Southwesterly direction 430.19 feet; thence at an angle to the left of 10 deg. 05 min. and run 108.4 feet; thence at an angle to the left of 78 deg. 16 min. and in a Southeasterly direction 168.39 feet; thence at an angle to the left of 12 deg. 50 min. for a distance of 107. feet; thence at an angle to the left of 18 deg. 47 min. and run 152.23 feet to a point of curve to the left, said curve having a radius of 82.61 feet; thence along the arc of said curve 126.9 feet to point of tangent; thence Northeasterly along said tangent 59.8 feet to point of curve to the right, said curve having a radius of 130.76 feet; thence along the arc of said curve to the right a distance of 77.56 feet to point of tangent; thence along said tangent to its intersection with the East boundary line of Lot 15, in said Cahaba River Estates; thence North along said East boundary line approximately 226 feet to point of beginning.

Mineral and mining rights excepted.



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