

20110721000212120 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/21/2011 12:50:47 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) Charles W. Reynolds

(Address) 1015 Country Club Road

Cookeville, TN 38501

**** 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, **JOHN HARTSON LEARY, SR., as Personal Representative of the ESTATE OF JAMES CURTIS REYNOLDS, also formerly known as JAMES C. REYNOLDS, deceased** (herein referred to as Grantor), grant, bargain, sell and convey unto **CHARLES W. REYNOLDS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL 1

BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TWP 22 SOUTH, RANGE 3 WEST; THENCE RUN N 87-33'26" W FOR 919.72' TO A FOUND IRON PIN; THENCE RUN S 4-39'22" E FOR 722.50' TO A FOUND IRON PIN; THENCE RUN N 82-12'21" E FOR 415.20' TO A FOUND IRON PIN; THENCE RUN N 15-24'49" W FOR 269.90'; THENCE RUN N 85-28'42" E FOR 537.29'; THENCE RUN N 2-40'00" W FOR 322.40' TO A FOUND IRON PIN AND THE POINT OF BEGINNING, CONTAINING 10.36 ACRES, MORE OR LESS, SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 26, TWP SOUTH, RANGE 3 WEST; THENCE RUN S 2 DEG. 40' 00" E FOR 322.40' TO THE POINT OF BEGINNING OF SAID EASEMENT; SAID EASEMENT BEING ON THE WEST THEN SOUTH SIDE OF THE FOLLOWING TWO COURSES, AND BEING 20 FEET WIDE, CONCURRENT AND ADJACENT; THENCE RUN S 2 DEG. 40' 00" E FOR 700.06' TO A FOUND IRON PIN; THENCE RUN N 83 DEG. 02' 40" E FOR 341.70' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REYNOLDS CEMETARY ROAD AND THE END OF SAID EASEMENT. ACCORDING TO THE SURVEY OF S. M. ALLEN, ALABAMA PLS NO. 12944, DATED JUNE 17, 2011.

SOURCE OF TITLE: Deed Book 324, Page 970.

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SUBJECT TO: Rights, reservations and restrictions of record.

JAMES CURTIS REYNOLDS (HEREIN REFERENCED AS "THE DECEDENT"), WAS ONE AND THE SAME PERSON AS JAMES C. REYNOLDS.


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 CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS, LOUISIANA, WITH LETTERS TESTAMENTARY HAVING ISSUED TO GRANTOR ON NOVEMBER 12, 2010, PURSUANT TO CASE NO. 2010-11426, DIV. "I". FURTHERMORE, ANCILLARY LETTERS TESTAMENTARY WERE ISSUED TO SAID GRANTOR, JOHN HARTSON LEARY, SR., BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, ON JANUARY 31, 2011, PURSUANT TO CASE NUMBER PR-2011-000025.

****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 LAST WILL AND TESTAMENT OF THE DECEDENT.**

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

IN WITNESS WHEREOF, the said GRANTOR, **JOHN HARTSON LEARY, SR.**, as **Personal Representative of the Estate of JAMES CURTIS REYNOLDS**, who is authorized to execute this conveyance, has hereto set his hand and seal, this the 13 day of July, 2011.

ESTATE OF JAMES CURTIS REYNOLDS

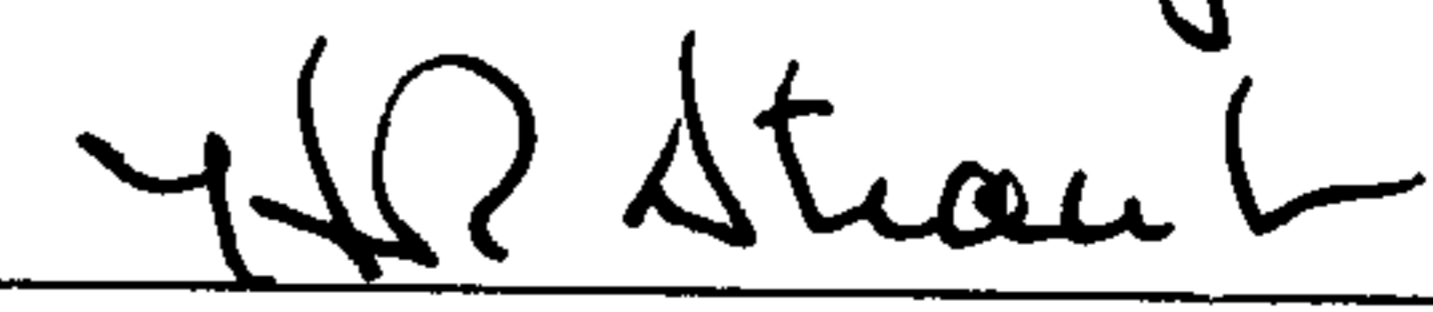

By: **JOHN HARTSON LEARY, SR.**
Its: Personal Representative

STATE OF LOUISIANA)
PARISH OF ORLEANS)

I, the undersigned authority a Notary Public in and for said Parish, in said State, hereby certify that **John Hartson Leary, Sr.** whose name as **Personal Representative of the Estate of James Curtis 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, 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 13 day of July, 2011.

Hugh Ramsay
Notary Public
Orleans Parish Louisiana
My Commission Expires With Life
Louisiana Bar # 12525


Notary Public
My Commission Expires: with life