

Parcel I.D. #:

Send Tax Notice To: Trust Estate B
2280 Salem Road
Montevallo, AL 35115

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


Know all men by these presents, that in consideration of the sum of Twenty-Four Thousand Dollars and 00/100 (\$ 24,000.00), the receipt of sufficiency of which are hereby acknowledged, that **RANDY SELMAN, as Administrator of the Estate of Roddy Joe Selman, a deceased person, having died intestate on or about 03 September, 2009, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2010-701,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Trust Estate B under the Will of Mary Lee Garrett Brown Estate,** hereinafter known as the GRANTEE;

A parcel of land situated in NW 1/4 of Section 3, Township 24, Range 12 East, described as follows: Commence at a point where the west line of Section 3 intersects the center line of the main track of Southern Railroad Company right-of-way; Thence north 72 degrees 56 min. east along said center line 965.40 feet; Thence north 17 degrees 02 min. west 68.00 feet; Thence north 17 degrees 44 min. east along east boundary of Shelby Street 330.97 feet; Thence north 72 degrees 16 min. west 60 feet to the point of intersection of the west boundary of Shelby Street and the east boundary of Cedar Street; Thence north 17 degrees 44 min. east along west boundary of Shelby Street 121.35 feet to the Point of Beginning; Thence continue along west boundary 139.12 feet; Thence south 75 degrees 15 min. west along south boundary of Commerce Street 148.60 feet; Thence south 17 degrees 00 min. east along east boundary of Cedar Street 77.12 feet; Thence south 75 degrees 06 min. east along north line of Alabama Power Company sub-station 81.50 feet to the Point of Beginning.

Legal description taken from that certain deed recorded in Deed Book 298, Page 236.

Subject to any and all easements, rights of way and restrictions of record.

This instrument was prepared without the benefit of a survey and a title insurance policy was performed by Shelby County Abstract & Title Company, Inc., under policy number S-11-19235, and Stewart Title Guaranty Company Commitment Number: C-S-11-19235.


20111110000339470 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
11/10/2011 11:59:31 AM FILED/CERT

Shelby County, AL 11/10/2011
State of Alabama
Deed Tax: \$24.00

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 24 Day of OCT., 2011.

Randy Selman
RANDY SELMAN as Administrator of the
Estate of Roddy Joe Selman, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2011-701

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Randy Selman, as Administrator of the Estate of Roddy Joe Selman, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 24 Day of OCT., 2011.

[Signature]
NOTARY PUBLIC

My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20111110000339470 2/2 \$39.00
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