



20111220000385530 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/20/2011 02:11:44 PM FILED/CERT

This instrument prepared by:
William A. Short, Jr.
Attorney At Law
300 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice to:
Susan L. Fulmer
P O Box 74
Montevallo, AL 35115

PERSONAL REPRESENTATIVE'S DEED
This Deed reflects the transfer of ownership to the Grantees
in the probate of the Estate of Augusta Sims Lovelady, Deceased
Case No.: PR 2010-000622, Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

RECITALS:

This Deed is made this 15th day of December, 2011, by the undersigned, Susan Lovelady Fulmer, Personal Representative of the Estate of Augusta Sims Lovelady, Deceased (herein referred to as "Grantor") under the terms of decedent's Will to Susan L. Fulmer, a married woman, individually, and her heirs, successors and assigns forever (referred to herein, whether one or more, as "Grantee") as follows:

Whereas, Augusta Sims Lovelady (referred to herein as "Decedent") departed this life on September 11, 2010 and her Estate was commenced on October 11, 2010 in the Probate Court of Shelby County, Alabama, having been assigned Case # PR 2010-000622 (referred to herein as "Decedent's Estate").

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Susan Lovelady Fulmer, As Personal Representative of the Estate Of Augusta Sims Lovelady, deceased** (herein referred to as grantor), grant, bargain, sell and convey unto **Susan L. Fulmer, a married woman, individually** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lot 32, according to the original Plan of the Town of Montevallo, Alabama, more particularly described as follows:
Commencing at the point of intersection of the SE line of Main Street with the SW line of North Boundary Street in said Town, and run in a Southwesterly direction along the Southeasterly line of



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Main Street a distance of 171 feet 11 inches to the Northernmost corner of the Donald H. Lovelady lot; thence run in a Southeasterly direction along said lot line and parallel with North Boundary Street a distance of 125 feet to the point of beginning of the parcel herein described; thence continue in the same direction and parallel with said North Boundary Street a distance of 175.00 feet to Island Street; thence run in a Southwesterly direction along the right-of-way of Island Street a distance of 53 feet 1 inch; thence run in a Northwesterly direction and parallel with North Boundary Street a distance of 175.00 feet to the Southernmost corner of said Lovelady lot; thence run Northeasterly along said line 53 feet 1 inch, more or less, to the point of beginning.

Less and Except that property sold to M. Scott Reneau and wife, Donna W. Reneau described in Instrument No.: 1996-29367, the easement described in Instrument No. 1997-13317.

Subject to Easements and restrictions of record.

SOURCE OF TITLE: BOOK 264 PAGE 382,

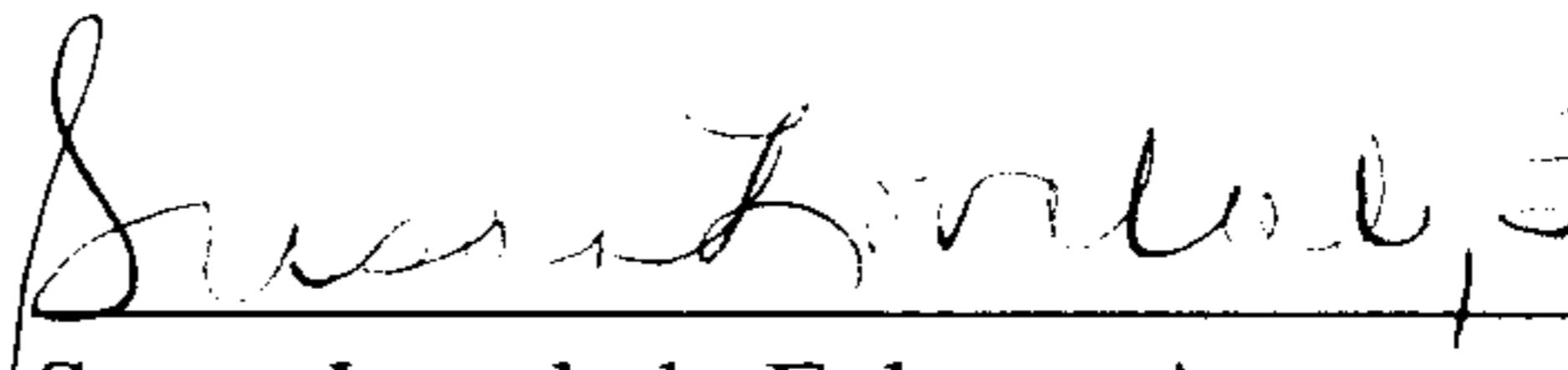
This Deed was prepared without title examination.

The above described property is not the homestead of the grantor.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

No representation or warranties are made by Grantor, except that Grantor represents that Grantor has not encumbered the property during the time in which Grantor has held the property. This instrument is executed by Grantor solely in Grantor's representative capacity and not by Grantor individually. Neither this instrument nor anything contained herein or otherwise shall be construed as creating any indebtedness or obligation on the part of Grantor individually. Grantor expressly limits Grantor's liability hereunder solely to the assets Grantor receives and holds in Grantor's capacity as said Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of December, 2011.



Susan Lovelady Fulmer, As
Personal Representative of the Estate of
Augusta Sims Lovelady

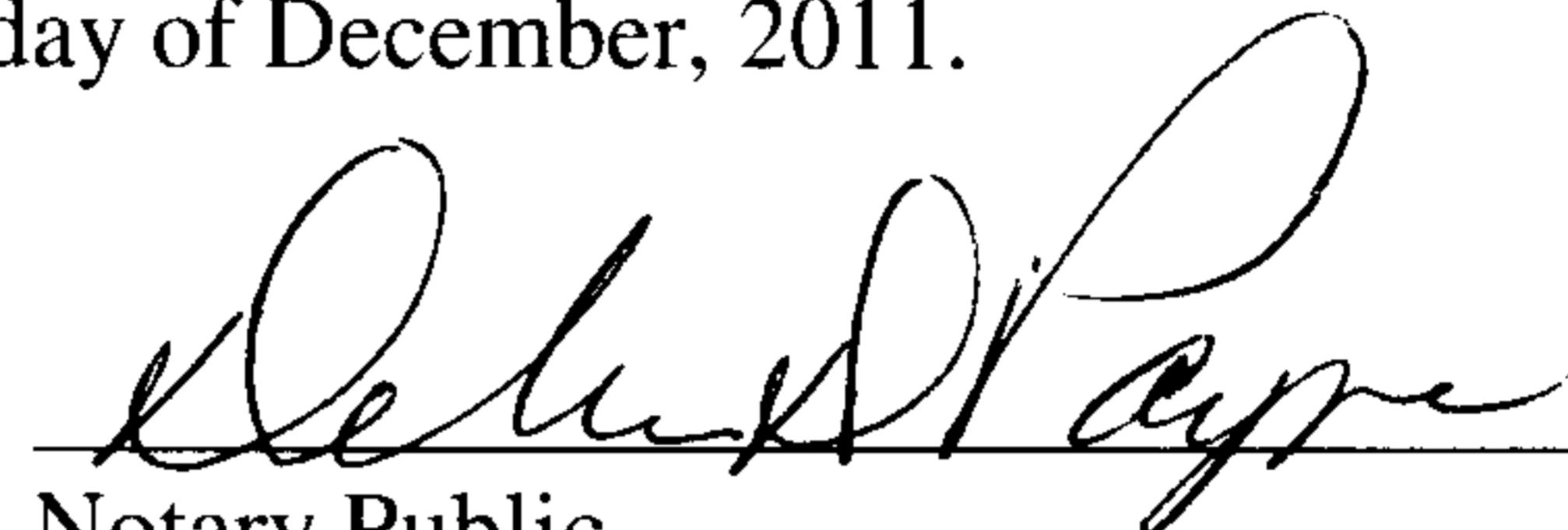
STATE OF ALABAMA)
SHELBY COUNTY)



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I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Susan Lovelady Fulmer, as Personal Representative of the Estate of Augusta Sims Lovelady, 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 16th day of December, 2011.



Notary Public
My Commission Expires: 12-02-2015