



20111220000385590 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/20/2011 02:19:21 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:
Nan A. Lovelady
165 Sequoia Street
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 Nan A. Lovelady, 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 **Nan A. Lovelady, a married woman, individually** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, Block 3, Plat of Arden Subdivision, Town of Montevallo, Shelby County, Alabama, as recorded in the Office of the Probate Judge of Shelby County in Map Book 3 page 64; being situated in Shelby County, Alabama.



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SUBJECT TO:

Building setback line and public easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 139 page 269 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 198 page 496 in Probate Office.

Easement(s) to South Central Bell and Alabama Power Company as shown by instrument recorded in Deed 165 page 480 and Deed 219 page 507 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 3 page 64.

Subject to restrictions and covenants of the Montevallo Development Company as shown on the subdivision map and in Deed 139 page 269 in Probate office.

SOURCE OF TITLE: INSTRUMENT # 1995-12124

This Deed was prepared without title examination.

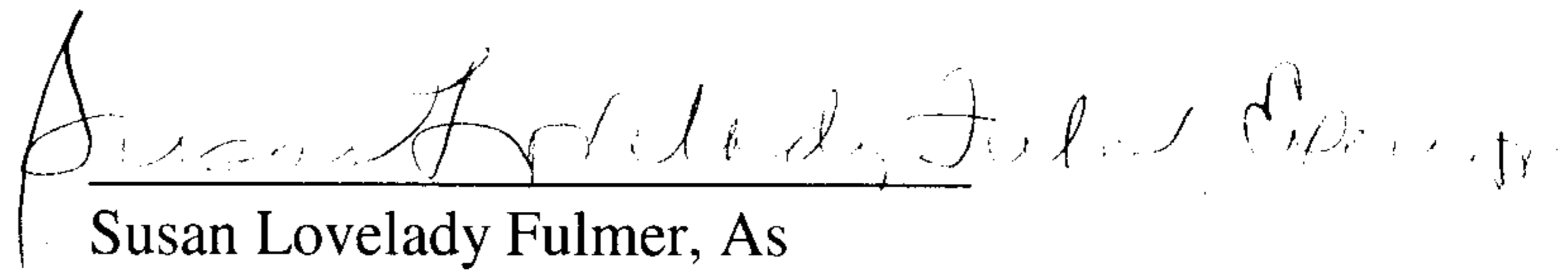
The above described property is not the homestead of the grantor.

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 16th day of

December, 2011.



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

STATE OF ALABAMA)
 SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said



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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.

Preston Stone
Notary Public
My Commission Expires: 10/27/2014