

**Send Tax Notice to:**  
Mary Anne Glazner  
3124 Overhill Road  
Birmingham, Alabama 35223

**This instrumented prepared by, and  
record and return to:**  
David R. Kinman, Esq.  
Johnston Barton Proctor & Rose LLP  
Colonial Brookwood Center  
569 Brookwood Village, Suite 901  
Birmingham, Alabama 35209

STATE OF ALABAMA           )  
  )  
COUNTY OF SHELBY        )

***NOTE TO RECORDER: This Deed is being filed simultaneously with a mortgage. The indebtedness secured by such mortgage exceeds the consideration for this Deed; accordingly, no recording tax is due in connection with the recording of this Deed.***

**EXECUTOR'S WARRANTY DEED**


**KNOW ALL PERSONS BY THESE PRESENTS** that **MARY ANNE BUTLER GLAZNER, AS THE EXCUTRIX OF THE ESTATE (The "Estate") OF LYTTON W. GLAZNER, JR., DECEASED, CASE NO. 183686 IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA (the "Grantor")**, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, **GRANT, BARGAIN, SELL, AND CONVEY** unto **MARY ANNE GLAZNER**, an unmarried woman and a resident of the State of Alabama (the "**Grantee**"), the following described property situated, lying, and being in the County of Shelby, State of Alabama, and being more particularly described as follows (the "**Property**"):

The SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, EXCEPT that certain (.69) acre tract conveyed to Central of Georgia Railway Company by that certain deed recorded in Deed Book 77, at Page 419, in the Office of the Judge of Probate of Shelby County, Alabama.

The SE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East.

That part of the NE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East, lying South of Central of Georgia Railway Company. Situated in Shelby County, Alabama.

Less and except the following described property:

  
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Shelby Cnty Judge of Probate, AL  
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A tract of land situated in the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Parcel I:

All that part of the East 100.0 feet of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:

Beginning at the Northeast corner of the SW 1/4 of the SE 1/4 of said Section 29 and run South along the East line of said 1/4 1/4 section for a distance of 787.18 feet to a point of intersection with the Northerly right of way line of Alabama Highway No. 25; thence right  $63^{\circ}26'10''$  and run Southwesterly along said road right of way for a distance of 111.80 feet; thence right  $116^{\circ}33'50''$  and run North and parallel to the East line of said 1/4 1/4 Section 835.07 feet to the North line of said 1/4 1/4 Section; thence right  $88^{\circ}47'11''$  and run East 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that part of the railroad right of way.

Parcel II:

All that part of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama lying South of Alabama Highway No. 25, described as follows:

Beginning at the SE corner of the SW 1/4 of the SE 1/4 of said Section 29 and run North along East line of Said 1/4 1/4 Section for a distance of 369.92 feet to a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence left  $116^{\circ}33'50''$  and run Southwesterly along said road right of way for a distance of 608.05 feet to point of curve to the left, said curve having a central angle of  $8^{\circ}03'46''$  and a radius of 1586.7 feet; thence along arc of said curve for a distance of 223.28 feet to a point of intersection with the South line of said 1/4 1/4 Section; thence left  $148^{\circ}11'12''$  to tangent and run East along said South line for a distance of 736.14 feet to the point of beginning; being situated in Shelby County, Alabama.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for 2012 which are not yet due and payable;
2. Any minerals and mining rights not owned by Grantor; and


3. Less and except any part of subject property lying within a public right of way.

The Property does not constitute the homestead or principal dwelling of Grantor.

**TO HAVE AND TO HOLD** to Grantee, and her heirs, beneficiaries, successors and assigns forever in fee simple. And Grantor, acting on behalf of the Estate and its heirs, beneficiaries, successors and assigns, covenants with Grantee, and her respective heirs, beneficiaries, successors and assigns, that the Estate is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; and that Grantor, acting on behalf of the Estate and its heirs, beneficiaries, successors and assigns, shall warrant and defend the same to the said Grantee, her heirs, beneficiaries, successors and assigns forever, against the lawful claims of all persons.

This instrument is executed by Grantor, solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Grantor in her individual, non-representative capacity, and Grantor expressly limits her liability hereunder to the property now or hereafter held by her in her representative capacity named.

**[SIGNATURE ON FOLLOWING PAGE]**

  
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IN WITNESS WHEREOF, the Grantor has executed this conveyance in her capacity as Executrix of the Estate of Lytton W. Glazner, Jr., Deceased, Case No 183686 in the Probate Court of Jefferson County, Alabama on this \_\_\_\_\_ day of December, 2011.

**GRANTOR:**

**THE ESTATE OF LYTTON W. GLAZNER,  
JR., DECEASED, CASE NO. 183686 IN THE  
PROBATE COURT OF JEFFERSON  
COUNTY, ALABAMA**

By: Mary Anne Butler Glazner  
Mary Anne Butler Glazner  
Its: Executrix

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON    )

I, Anna Elizabeth Kinman, the undersigned Notary Public in and for said County and State, hereby certify that Mary Anne Butler Glazner, whose name as Executrix of The Estate of Lytton W. Glazner, Jr., Deceased, Case No. 183686 in the Probate Court of Jefferson County, Alabama, is signed to the foregoing Executor's Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she, in her capacity as Executrix of the the Estate of Lytton W. Glazner, Jr., Deceased, Case No. 183686 in the Probate Court of Jefferson County, Alabama and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26<sup>th</sup> day of December, 2011.

(SEAL)

Anna Elizabeth Kinman  
Notary Public  
My Commission Expires: 1/13/14



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