

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE.
DESCRIPTION FURNISHED BY GRANTOR.

This instrument prepared by:

Grantee's address:

108 Highway 313

Columbiana, AL 35051

Joshua D. Arnold

P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

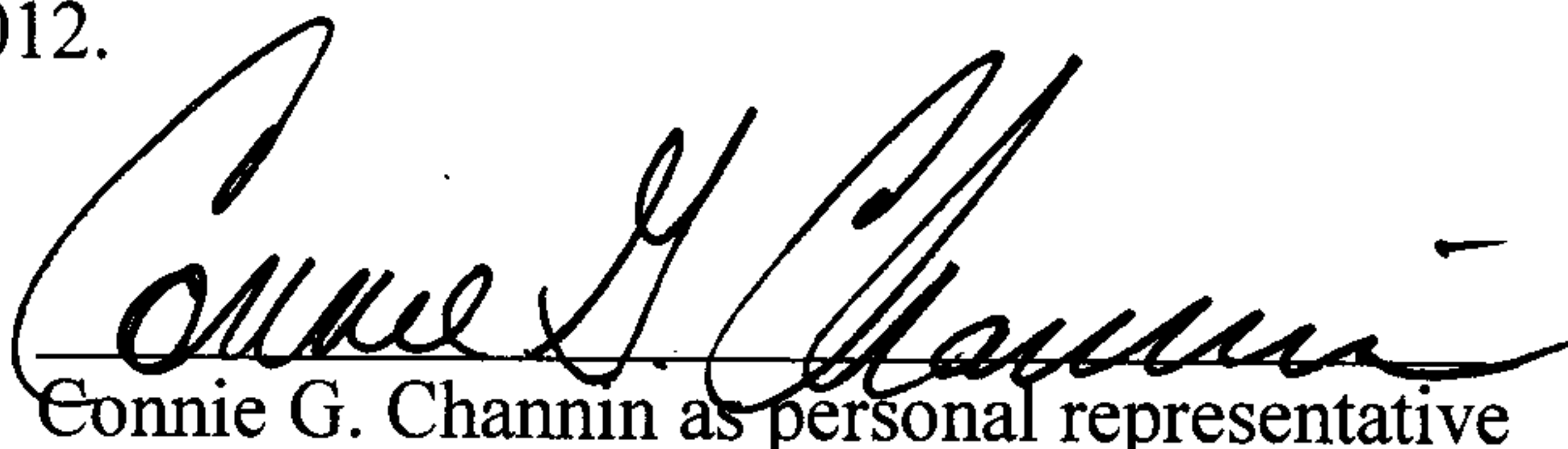
Value 45,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the distribution of the estate of Cecil Wayne Gillen, deceased, in accordance with laws of intestate succession of the State of Alabama in Case No. PR-2011-000444 in the Probate Court of Shelby County, Alabama, the undersigned, Connie G. Channin, personal representative of said estate (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Connie G. Channin and Ronnie W. Gillen (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS
INCORPORATED HEREIN BY REFERENCE**

TO HAVE AND TO HOLD to the said GRANTEE, his or her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 12th day of April, 2012.



Connie G. Channin as personal representative

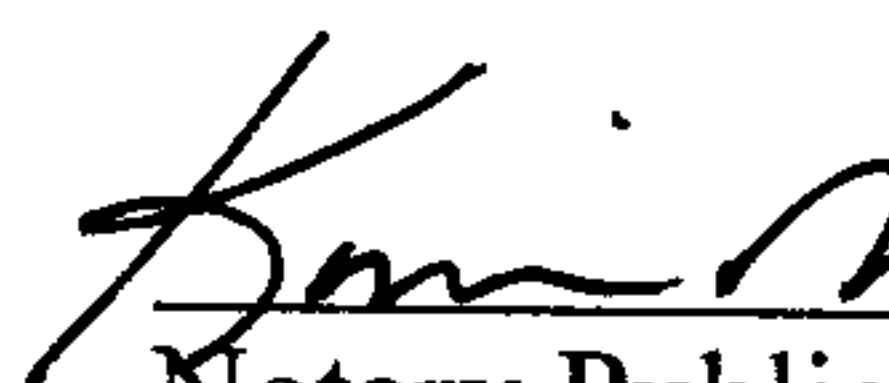
STATE OF ALABAMA)
SHELBY COUNTY)

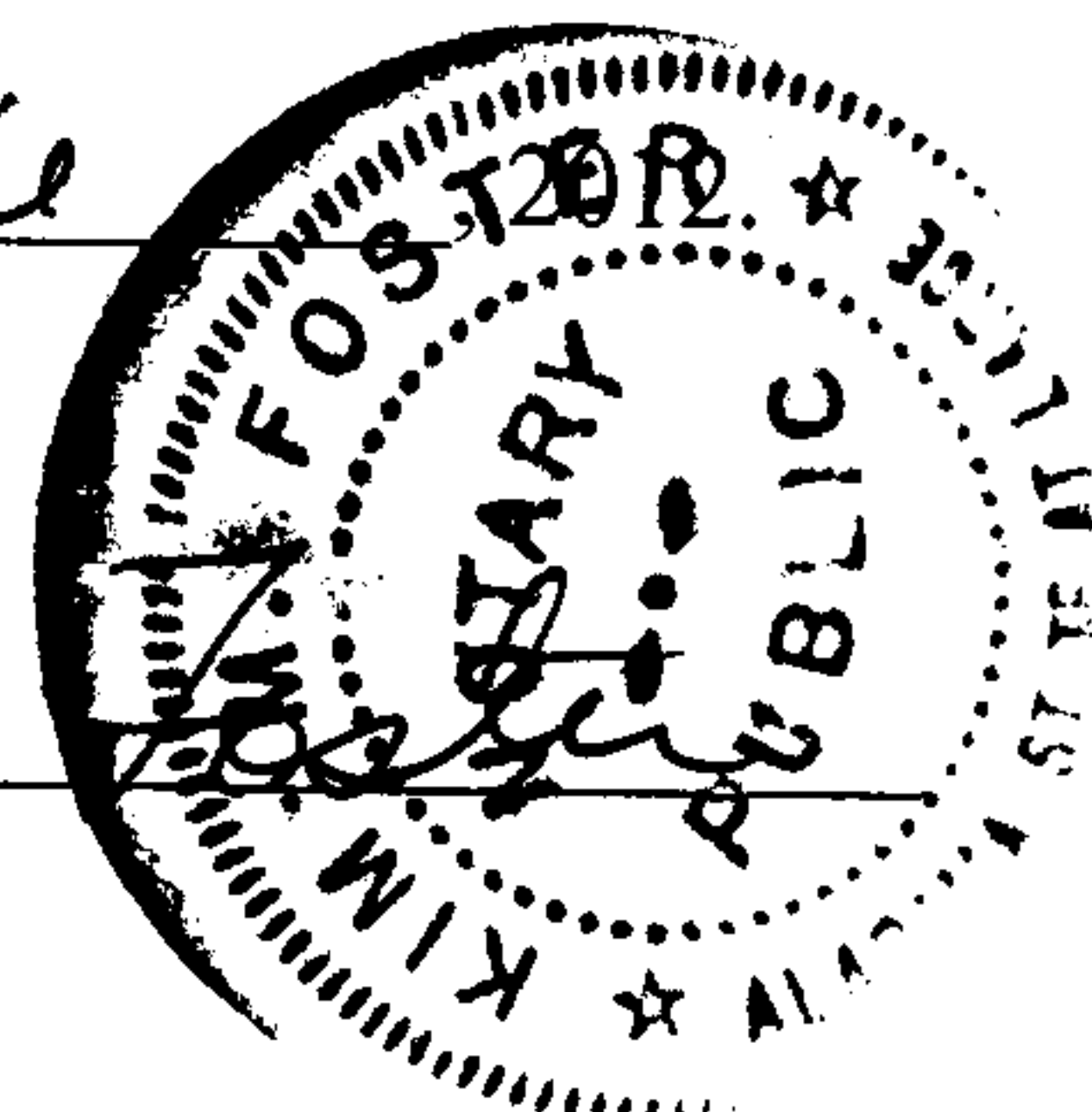
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie G. Channin, whose name as personal representative of the estate of Cecil Wayne Gillen, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of April


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Notary Public



Shelby County, AL 04/12/2012
State of Alabama
Deed Tax: \$45.00

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the SE 1/4 of NW 1/4, Section 14, Township 21 South, Range 2 West, lying South of Highway #26.

Part of the SW 1/4 of NW 1/4, Section 14, Township 21 South, Range 2 West, lying South of Highway #26, described as follows:

Commencing at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, and run in a Southerly direction along the East boundary of said 1/4-1/4 660 feet, more or less, to the Northeast corner of the lands of Clyde Moore, run thence in a Westerly direction along the North boundary of Clyde Moore land to the road which leads from Columbiana Saginaw to Clyde Moore's house; turn thence and run in a Northerly direction along said road to the Columbiana-Saginaw Cut-off which is the North boundary of said SW 1/4 of NW 1/4; run thence in an Easterly direction along said road to point of beginning.

Also, 2 acres in the NE corner of SW 1/4 of NW 1/4, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

Also, commencing at the Southeast corner of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; run thence in a Southerly direction 45 yards to the point of beginning; run thence Southerly 36 feet; run thence in an Easterly direction to the road leading from Clyde Moore's house to the road known as the Columbiana Saginaw Cut-off; run thence along said road in a Northerly direction 36 feet to the corner of said Herman and Lois Gillen's property; run thence in a Westerly direction along boundary of Herman and Lois Gillen's property to the point of beginning.

Also, commencing at the Southeast corner of the NW 1/4 of the SW 1/4 of the NW 1/4; run thence in an Easterly direction along the North boundary of Clyde Moore's land to the road leading from Clyde Moore's house to the road known as the Columbiana-Saginaw Cutoff; run thence in a Northerly direction along said road 35 yards; run thence due West to the West boundary of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section; run thence in a Southerly direction along the West boundary of said NE 1/4 of the SW 1/4 of the NW 1/4 to the point of beginning. Being situated in Section 14, Township 21 South, Range 2 West.

Also, commencing at the Southeast corner of the NW 1/4 of the SW 1/4 of the NW 1/4; run thence in an Easterly direction to the road leading from Clyde Moore's house to the road known as the Columbiana-Saginaw Cutoff; run thence in a Southerly direction along said road 45 yards; run thence due West to the West boundary of the SE 1/4 of the SW 1/4 of the NW 1/4; run thence in a Northerly direction along the West boundary of said SE 1/4 of the SW 1/4 of the NW 1/4 to point of beginning; all being in Section 14, Township 21 South, Range 2 West.

Also, a lot in the SE 1/4 of the SW 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, described as follows: Commence at the Southeast corner of said 1/4-1/4 Section and run thence West along the South line of said 1/4-1/4 Section a distance of 342.34 feet; thence turn an angle of 96 degrees 05 minutes to the right and run a distance of 356.21 feet, more or less, to a point on the East line of an unpaved road, which said point is 324 feet South along the East margin of said road from the intersection of the East margin of said road with the North line of said 1/4-1/4-1/4 Section, and which said point is the point of beginning of the lot herein described; thence run East and parallel with the North line of said SE 1/4 of SW 1/4 of NW 1/4 of Section 14, a distance of 321 feet, more or less, to a point on the East line of said SE 1/4 of SW 1/4 of NW 1/4 of said Section 14; run thence North along the East line of said SE 1/4 of SW 1/4 of NW 1/4 of said Section 14, a distance of 330 feet, more or less, to the Northeast corner of said SE 1/4 of SW 1/4 of NW 1/4 of said Section 14; run thence West along the North line of said SE 1/4 of SW 1/4 of NW 1/4 of said Section 14 a distance of 305 feet, more or less, to the point of intersection of said line with the East line of said road; run thence South along the East line of said road a distance of 324 feet to the point of beginning.

A part of the NE 1/4 of SW 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, described as follows: Begin at the SW corner of said NE 1/4 of SW 1/4 of NW 1/4 of Section 14, and run in an Easterly direction along South line of said 10 acre tract to the road leading in a Southerly direction from Columbiana-Saginaw Cut-off Highway; thence in a Northerly direction along said road 105 feet; thence West to the West line of the NE 1/4 of SW 1/4 of NW 1/4; thence South along West line of said 10 acres a distance of 105 feet to point of beginning.

A part of the NE 1/4 of SW 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, described as follows: Begin at the NW corner of said SE 1/4 of SW 1/4 of NW 1/4 of Section 14 and run South along West line of said 10 acre tract a distance of 171 feet; thence East to the West line of a road leading in a Southerly direction from the Columbiana-Saginaw Cutoff Highway; thence in a Northerly direction along West line of said road to the North line of said SE 1/4 of SW 1/4 of NW 1/4 of Section 14; thence West along North line of said 10 acre tract to the point of beginning.



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Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run East along the South line of said 1/4-1/4 for 424.14 feet; thence turn 87 degrees 14 minutes 22 seconds right and run 425.45 feet; thence 85 degrees 41 minutes 54 seconds left and run 169.12 feet to the point of beginning; thence turn 94 degrees 11 minutes 16 seconds right and run 319.23 feet; thence turn 126 degrees 19 minutes 07 seconds right and run 54.0 feet; thence turn 62 degrees 17 minutes 40 seconds right and run 290.53 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

That portion conveyed to Charles Moore and wife, Patsy Moore, as recorded in Deed Book 227, Page 188, in Probate Office.

That portion conveyed to Willie Gillen, as recorded in Deed Book 248, Page 51, in Probate Office.

That portion conveyed to J. Frank Williams and wife, Judy Williams, as recorded in Deed Book 259, Page 022, in Probate Office.

That portion conveyed to William Thomas Lawley and wife, Almer Lawler, as recorded in Deed Book 264, Page 470, and Deed Book 265, page 571, in Probate Office.

That portion conveyed to Rube Arnold and wife, Nellie Arnold, as recorded in Deed Book 272, Page 654, in Probate Office.

That portion conveyed to William T. Lawley and wife, Almer Lawler, as recorded in Deed Book 283, Page 120, in Probate Office.

That portion conveyed to Ted W. Benson and wife, Bettie Jane Benson, as recorded in Deed Book 288, Page 638, in Probate Office.

That portion conveyed to Grady Dooley, Jr. and wife, Janet Faye Dooley, as recorded in Deed Book 291, Page 838, in Probate Office.

That portion conveyed to Delmore J. Matzke and wife, Emma J. Matzke, as recorded in Deed Book 297, Page 854, in Probate Office.

That portion conveyed to Ted Benson and Betty Benson and Shannon Blake Benson, as recorded in Deed Book 318, Page 803, in Probate Office.

That portion conveyed to Hershel Carter and wife, Doris Carter, as recorded in Deed Book 318, Page 987, in Probate Office.

That portion conveyed to Grady Dooley, Jr. and wife, Janet Faye Dooley, as recorded in Deed Book 334, Page 981, in Probate Office.

That portion conveyed to Pamela Ann Carter, as recorded in Deed Book 338, Page 893, in Probate Office.

That portion conveyed to Terry Phillips and Shirley Phillips, as recorded in Deed Book 355, Page 912, in Probate Office.

That portion conveyed to Shelby Electric Machinery Co., Inc., as recorded in Real Record 015, page 672, in Probate Office.

That portion conveyed to Loy V. Steele and wife, Patricia A. Steele, as recorded in Real Record 043, Page 479, and corrected in Real Record 044, Page 74, in Probate Office.

That portion conveyed to Benjie D. Dailey and wife, Kathy Dailey, as recorded in Real Record 43, Page 481; and corrected in Real Record 044, Page 76, in Probate Office.

That portion conveyed to Terry Phillips and Shirley Phillips, as recorded in Instrument #1992-27426, in Probate Office.

That portion conveyed to Cecil W. Gillen and wife, Beatrice S. Gillen, as recorded in Instrument #1993-40403, and Instrument #1993-40404, in Probate Office.

That portion conveyed to Pate Hughins and Audrey Hughins as recorded in Instrument #1992-27429, in Probate Office.

That portion conveyed to Nettie Wilman Moore as recorded in Instrument #1993-13151, in Probate Office.

That portion conveyed to Frederick Gollotte as recorded in Instrument #1995-27249, in Probate Office.

That portion conveyed to Edward Gollotte as recorded in Instrument #1999-1684, in Probate Office.

LESS AND EXCEPT ANY OTHER PORTION PREVIOUSLY CONVEYED.

THIS CONVEYANCE IS INTENDED TO CONVEY ALL THE PROPERTY OF HERMAN L. GILLEN AND WIFE, LOIS GILLEN, WHETHER CORRECTLY DESCRIBED OR NOT.



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