

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW
VICKI N. SMITH, ATTORNEY AT LAW, LLC
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:
Dwight Rich
313 Chesser Park Drive
Chelsea, AL 35043

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of One Dollar, and in accordance with the Letters of Administration of the estate of JOHN WALTER COGBILL, deceased, Shelby County Probate Court Case No. PR 10-166, authorizing BARBARA ELAINE FEESE to administer such estate, paid to the personal representative by grantee, the receipt of which is acknowledged, the personal representative hereby grants, bargains, sells and conveys unto DWIGHT RICH (herein referred to as GRANTEE), all the right, title and interest of JOHN WALTER COGBILL, deceased, in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Address of said property is 313 Chesser Park Drive, Chelsea, Alabama 35043.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. # 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2012 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 33 page 45 in the Probate Office of Shelby County, Alabama, building setback lines and any other matters of record.

together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which John Walter Cogbill had in his lifetime and at the time of his death, and which the Administrator has, by virtue of the Letters of Administration issued to her on April 28, 2010, and the Court's granting of Petition for Transfer of Real Property for Distribution on April 26, 2012 by the Shelby County Probate Court, case no. PR 10-166, authorizing

Barbara Elaine Feese to transfer the real property for the purpose of distribution to the heir of the estate or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever, together with every contingent remainder and right of reversion.

Administrator, for herself, her heirs, executors, and administrators, agree with the Grantee that they are lawfully the Administrator of the estate of John Walter Cogbill and has power to convey as aforesaid. Administrator further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Letters of Administration issued to her on April 28, 2010 and the Court's granting of Petition for Transfer of Real Property for Distribution on April 26, 2012 by the Probate Court of Shelby County, Alabama, case number PR 10-166, and that she has not done or suffered any act since she become Administrator as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Administrator has executed this deed on this the 3rd day of May, 2012.

Barbara Elaine Feese
Barbara Elaine Feese, as Administrator of the Estate of John Walter Cogbill, deceased

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Elaine Feese, whose name as Administrator of the estate of John Walter Cogbill, deceased, is signed to the foregoing conveyance, and who is known to me to be such Administrator, acknowledged before me on this day, that being informed of the contents of the conveyance, she in her capacity as such Administrator executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 3rd day of May, 2012.

Vicki N. Smith
Notary Public
My Commission Expires: 3/23/15

