



20120514000168640 1/5 \$26.00
 Shelby Cnty Judge of Probate, AL
 05/14/2012 11:45:14 AM FILED/CERT

Send Tax Notice to:
 Sheryl B. Stephens
 4327 Pine Valley Drive
 Bessemer, AL 35022

TITLE NOT EXAMINED
 This instrument prepared by:
 Scott E. Adams
 Bradley Arant Boult Cummings LLP
 1819 Fifth Avenue North
 Birmingham, AL 35203-2119

PERSONAL REPRESENTATIVES' DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

RECEIVED

MAY 14 2012

James W. Fuhrmeister
 Judge of Probate

KNOW ALL MEN BY THESE PRESENTS THAT:

Henry S. Balch (hereinafter the "Decedent") died on October 17, 2011, and the will of the Decedent, executed December 2, 1993 (hereinafter referred to as the "Will"), was admitted to probate by the Probate Court of Jefferson County, Alabama on November 2, 2011 (Case No. 213577). Also on November 2, 2011, Letters Testamentary were issued by the Probate Court of Jefferson County, Alabama, appointing the undersigned, Jeri B. Jackson, f/k/a Jeri B. Hughes, and Sheryl B. Stephens, as the personal representatives of the Will. As of the date of this deed, the undersigned are the duly appointed and acting personal representatives of the Will, and the undersigned are hereinafter sometimes referred to as the "Personal Representatives." Additionally, a triple certified copy of the Will, the above-described Letters Testamentary and other probate documents of the Decedent's estate were filed in the Probate Court of Shelby County, Alabama (Instrument No. 20120222000062910) on February 22, 2012.

The Decedent's spouse, Hilda C. Balch (the "Decedent's spouse"), predeceased the Decedent. Under Article Seven of the Will, because the Decedent was not survived by the Decedent's spouse but was survived by a lineal descendant of his, the Decedent's residuary estate was made subject to Article Eight of the Will effective at the Decedent's death. Under Section 8.1 of the Will, effective at such time as any property was made subject to Article Eight (called the "Apportionment Time" in Section 8.1), the Decedent gave all property made subject to Article Eight to his lineal descendants living at the Apportionment Time, per stirpes, to be theirs absolutely, except that any share of property apportioned for a lineal descendant who is less than thirty years of age at the Apportionment Time shall receive her share of property in trust.

The Decedent had three children: Jeri B. Jackson, Sheryl B. Stephens, and Cindy Balch. Two of the Decedent's children, Jeri B. Jackson and Sheryl B. Stephens, were living at the Apportionment Time (and still are living on the date of the execution of this deed) and each was over age thirty at the Apportionment Time. However, Cindy Balch was not living at the Apportionment Time, and Cindy Balch did not have any lineal descendants of her own. (Also, Section 13.2(A) of the Will provides that for all purposes of the Will, the "lineal descendants" of the Decedent do not include Cindy Balch or any lineal descendant of hers.) Accordingly, each of

Jeri B. Jackson and Sheryl B. Stephens is entitled to receive one-half (1/2) of the Decedent's residuary estate.

At the time of his death, the Decedent owned the real property described below (which is situated in Shelby County, Alabama), and such real property constitutes part of the Decedent's residuary estate under his Will. Accordingly, each of Jeri B. Jackson and Sheryl B. Stephens is entitled to receive an undivided one-half (1/2) interest in the real property described below.

It is the desire of the undersigned, Jeri B. Jackson, f/k/a Jeri B. Hughes, and Sheryl B. Stephens, in their capacities as the personal representatives of the Will, to execute this deed for the purpose of perfecting and confirming that an undivided one-half (1/2) interest in the real property described below passed, effective at the death of Henry S. Balch, to each of Jeri B. Jackson and Sheryl B. Stephens, in her individual capacity, to be hers absolutely.

NOW THEREFORE, in consideration of the premises, and pursuant to the terms of the Will, the undersigned, Jeri B. Jackson, f/k/a Jeri B. Hughes, and Sheryl B. Stephens, in their capacities as the personal representatives of the Will, do hereby grant, bargain, and sell unto each of Jeri B. Jackson and Sheryl B. Stephens, in her individual capacity, to be hers absolutely, an undivided one-half (1/2) interest in the real property described below:

Lot 36, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part of said Lot 36 more particularly described as follows: Begin at the North corner of said Lot 36; thence in a southwesterly direction along the Northwest line of said Lot 36, a distance of 142.89 feet; thence 10°34' left in a southwesterly direction along the Northwest line of said Lot 36 a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00°16'55"; thence 90° left to a tangent of said curve; thence along an arc of said curve in a Southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79°42'55" left from tangent of said curve in a northeasterly direction a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90° left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning. ALSO, the northwesterly 0.3 feet of Lot 35 of said subdivision.

Subject to:

1. Current ad valorem taxes.
2. Easements to Alabama Power Company in Deed Book 108, Page 379 and Deed Book 313, Page 789.
3. Restrictive covenants as to underground cables in Misc.

Volume 27, Page 420, which contain no reversionary clause.

4. Agreements with Alabama Power Company in Misc. Volume 27, Page 421.
5. Sewer Easement in Deed Book 316, Page 158.
6. Covenants regarding sewer system in Misc. Volume 28, Page 144.
7. Restrictions, conditions and limitations in Misc. Volume 28, Page 147, which contain no reversionary clause.
8. All mortgages, easements, restrictions, reservations, rights-of-way and conditions of title of record.

TO HAVE AND TO HOLD the same unto Jeri B. Jackson and Sheryl B. Stephens (in their individual capacities), their heirs and assigns forever.

It is the intention of the undersigned to convey to each of Jeri B. Jackson and Sheryl B. Stephens an undivided one-half (1/2) interest in all real property situated in Shelby County, Alabama and owned by the Decedent at the time of his death, whether accurately described above or not.

The undersigned execute this deed solely in their capacities as the personal representatives of the Will, and nothing herein contained shall be construed to impose liability on them in their individual capacities.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned have executed this instrument as the personal representatives of the Will, this 9th day of May, 2012.

Jeri B. Jackson f/k/a Jeri B. Hughes
Jeri B. Jackson, f/k/a Jeri B. Hughes,
as a personal representative of the Will of
Henry S. Balch, deceased

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jeri B. Jackson, f/k/a Jeri B. Hughes, whose name as a personal representative of the Will of Henry S. Balch, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing deed, she, in such capacity, executed the same voluntarily on this date.

Given under my hand and official seal on this the 9th day of May, 2012.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: March 6, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS


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Shelby Cnty Judge of Probate, AL
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Sheryl B. Stephens

Sheryl B. Stephens,
as a personal representative of the Will of
Henry S. Balch, deceased

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Sheryl B. Stephens, whose name as a personal representative of the Will of Henry S. Balch, deceased, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing deed, she, in such capacity, executed the same voluntarily on this date.

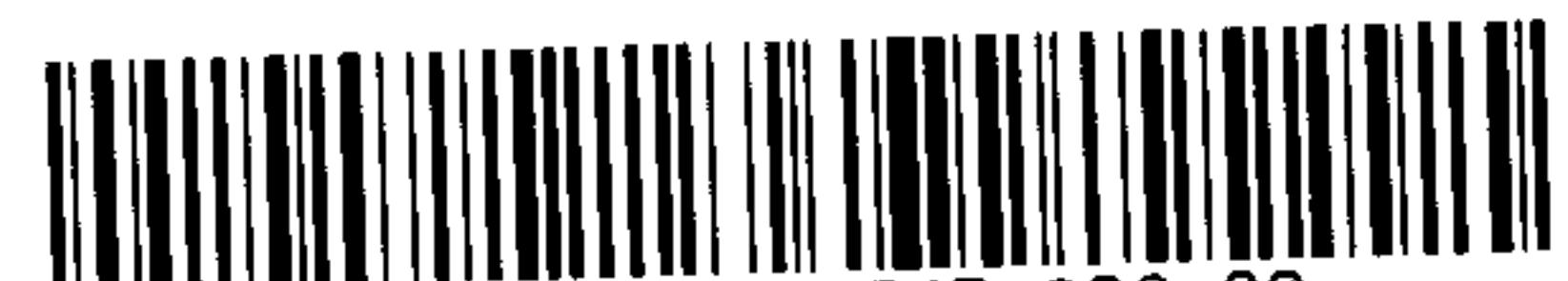
Given under my hand and official seal on this the 9th day of May, 2012.

W. D. C. R. K.
Notary Public

[NOTARIAL SEAL]

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: March 6, 2016
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