

This instrument was prepared by:

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Janice Helen MacDuffee

101 Abington Circle

Maylene, AL 35114

STATE OF ALABAMA
COUNTY OF SHELBY


20120618000214340 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/18/2012 01:55:50 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS INDENTURE, made and entered into on this the 7th day of June, 2012, by and between **Janice Helen MacDuffee**, as **PERSONAL REPRESENTATIVE of the ESTATE OF Barbara Jean Underwood** ("Decedent"), ("Grantor", whether one or more) as Grantor, and **the ESTATE OF Barbara Jean Underwood**, as Grantee.

WITNESSETH:

Grantor, the duly appointed and acting Personal Representative of the ESTATE OF Barbara Jean Underwood, Deceased, having been granted Letters Testamentary on May 17, 2012 in Case No. PR-2012-000237 in the Probate Court of Shelby County, Alabama, by virtue of the power and authority given in and by the Last Will and Testament of Barbara Jean Underwood, and for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) cash, in hand paid to the Grantor by said Grantee, the receipt of which upon delivery of these presents is hereby acknowledged, and for other good and valuable consideration, the said Grantor has granted, bargained and sold and does by these presents grant, bargain, sell and convey all of the interest of the decedent and the estate unto the said Grantee in and to the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

LEGAL DESCRIPTION OF PROPERTY

Lot 137 according to the Survey of Cedar Grove & Sterling Gate, Sector 2, Phase 3 as recorded in Map Book 26, Page 122, Shelby County, Alabama Records

Subject to:

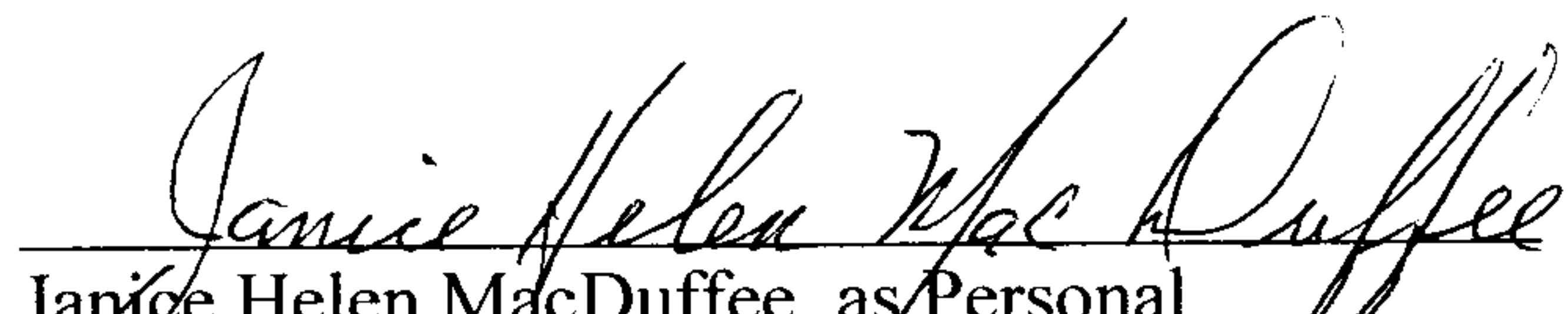
- (1) Taxes or assessments for the year 2012 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions,

covenants, and rights of way of record.

This instrument is executed by Janice Helen MacDuffee solely in her representative capacity as Personal Representative and not in her individual capacity. The Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the property which the Personal Representative has since acquired.

TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed and sealed on this the day, month and year first hereinabove written.

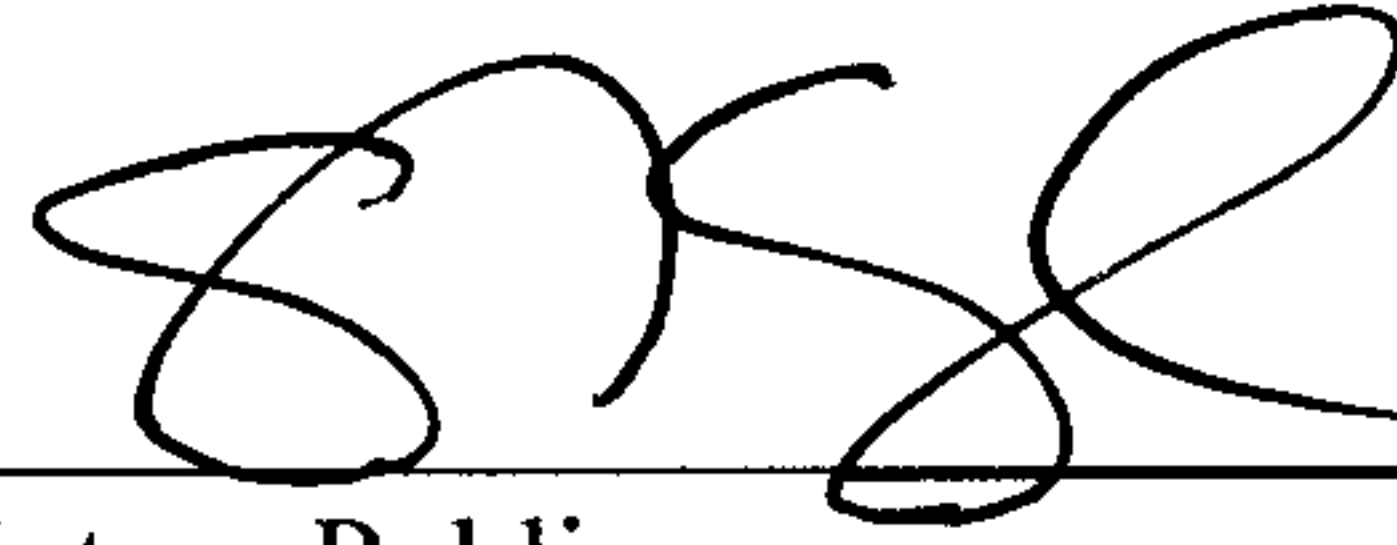

Janice Helen MacDuffee, as Personal
Representative of the Estate of Barbara Jean
Underwood, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY


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I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that Janice Helen MacDuffee, whose name as PERSONAL REPRESENTATIVE OF THE ESTATE OF Barbara Jean Underwood, 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 said conveyance, she, as such representative and with full authority, executed the same voluntarily as said Personal Representative.

GIVEN UNDER MY HAND AND SEAL this the 7 day of June, 2012.



Notary Public
State of Alabama at Large

MY COMMISSION EXPIRES
DECEMBER 16, 2015

(SEAL)

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.]



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