

**THIS INSTRUMENT PREPARED BY**  
Howard W. Neiswender  
Balch & Bingham LLP  
1901 Sixth Avenue North, Suite 1500  
Birmingham, AL 35203

**Send Tax Notice to:**  
Clay M. Holland  
P. O. Box 1008  
Alabaster, AL 35007

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**PERSONAL REPRESENTATIVE'S DEED**

*(This deed prepared without benefit of survey or title examination)*

**THIS IS A PERSONAL REPRESENTATIVE'S DEED** ("Deed") executed and delivered this 31<sup>st</sup> day of January, 2012, by **CLAY MONTGOMERY HOLLAND and TERESA H. CRUGER**, as **Co-Personal Representatives of the Estate of CAROLYN M. HOLLAND, Deceased**, Shelby County, Alabama Probate Court Case No. PR-2010-000516 (hereinafter referred to as the "**Grantor**"), to **CLAY MONTGOMERY HOLLAND**, a married man, **TERESA H. CRUGER**, a married woman, and **KYMOTHY C. HOLLAND** as **Personal Representative of the Estate of Harrison S. Holland, III, deceased**, Shelby County, Alabama Probate Court Case No. PR-2011-000132 (hereinafter referred to as the "**Grantees**").

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS, CAROLYN M. HOLLAND** (the "Decedent") died on August 1, 2010; and

**WHEREAS**, the Decedent's last will and testament ("Will") was duly probated in the Office of the Judge of Probate for Shelby County, Alabama on the 23rd day of August, 2010, Case No. PR-2010-000516; and

**WHEREAS**, the Decedent's Estate is currently being administered in said Office of the Probate Judge for Shelby County, Alabama, Case No. PR-2010-000516; and

**WHEREAS, CLAY MONTGOMERY HOLLAND and TERESA H. CRUGER** were duly appointed as the Co-Personal Representatives of the Decedent's Estate; and

**WHEREAS**, the Decedent owned certain real property lying and being in Shelby County, Alabama (the "Real Property"); and

**WHEREAS**, the Grantor desires through this conveyance to transfer all of the Decedent's right, title and interest in and to the Real Property in equal shares to the Grantees as satisfaction in part of the residuary devised to the Grantees under the Decedent's Will.

**NOW, THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto each of **CLAY MONTGOMERY HOLLAND, TERESA H. CRUGER and KYMOTHY C. HOLLAND as Personal Representative of the Estate of Harrison S. Holland, III, deceased**, an undivided one-third (1/3) fractional right, title and interest as a tenant in common and not as a joint tenant with right of survivorship in and to the Real Property situated in Shelby County, Alabama described on **Exhibit A** attached hereto, including all mineral rights, appurtenances thereto belonging or in anywise appertaining and all roads, alleys and rights of way bounding the Real Property.

Shelby County, AL 06/19/2012  
State of Alabama  
Deed Tax: \$228.00

**THIS CONVEYANCE** is subject to the following:

- (1) General and special taxes and assessments for the current year and subsequent years not yet due and payable.
- (2) All mineral, mining and oil and gas rights not owned by the Grantor, if any.
- (3) All easements, covenants, reservations, restrictions and encumbrances of record (whether such encumbrances are monetary or non-monetary) and any easement for any utility serving the Real Property, whether of record or not.
- (4) Rights of third parties, including the public at large, with respect to any portion of the Real Property located in a public right of way.
- (5) All unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Real Property.
- (6) All other matters set forth on **Exhibit A** attached hereto regarding specific parcels as noted therein.

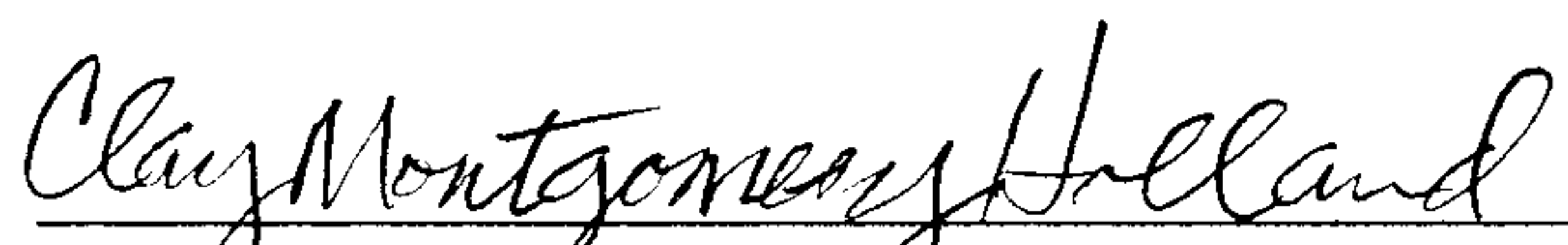
**TO HAVE AND TO HOLD** to the Grantees, their heirs, personal representatives, successors and assigns forever.

The Grantor intends by the execution of this conveyance to vest title in and to the Real Property described on Exhibit A attached hereto in the Grantees.

This instrument is executed by **CLAY MONTGOMERY HOLLAND and TERESA H. CRUGER** solely in their capacity as Co-Personal Representatives, without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the Real Property described on Exhibit A attached hereto which were created by the Grantor. Neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder to the Real Property held by the Grantor in their capacity as Co-Personal Representatives as aforesaid.

**IN WITNESS WHEREOF**, the Grantor has executed this Deed this 31<sup>st</sup> day of January, 2012 by and through its Co-Personal Representatives.

**GRANTOR:**

  
**CLAY MONTGOMERY HOLLAND, as Co-  
Personal Representative of the Estate of  
CAROLYN M. HOLLAND, Deceased, Shelby  
County, Alabama Probate Court Case Number  
PR-2010-000516**



*Teresa H. Cruger*

**TERESA H. CRUGER, as Co-Personal  
Representative of the Estate of CAROLYN M.  
HOLLAND, Deceased, Shelby County, Alabama  
Probate Court Case Number PR-2010-000516**

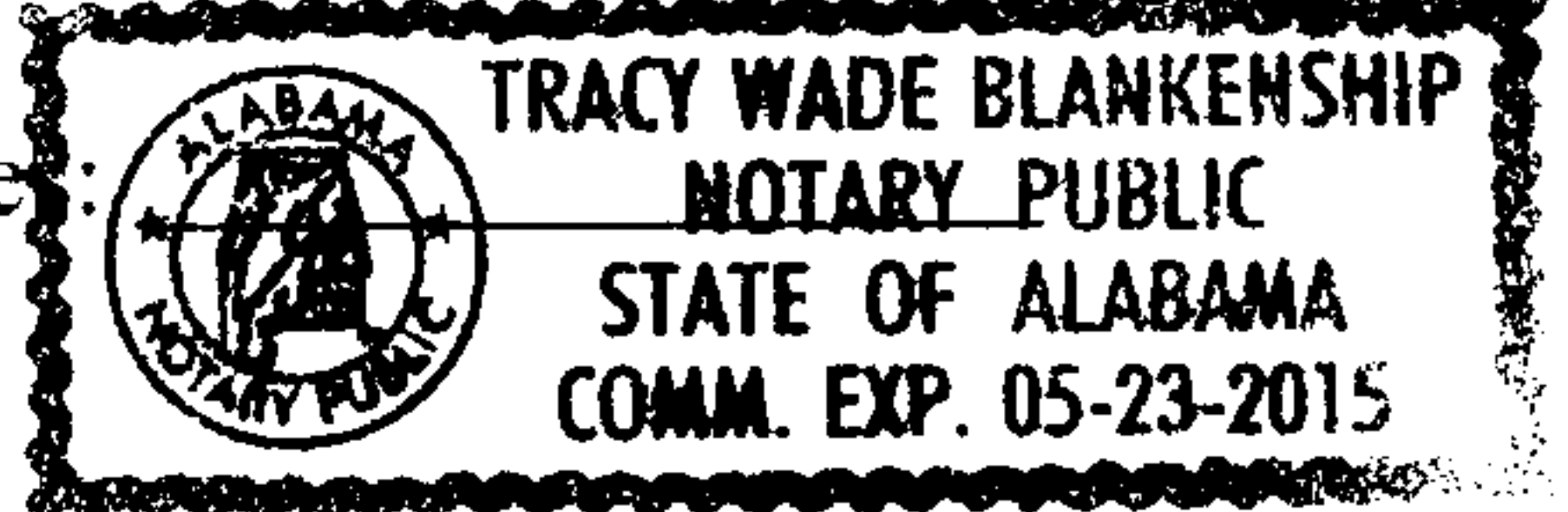
**STATE OF ALABAMA**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public, hereby certify that **CLAY MONTGOMERY HOLLAND, as Co-Personal Representative of the Estate of CAROLYN M. HOLLAND, deceased**, whose name 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 Deed, he, in his capacity as Co-Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of January, 2012.

[NOTARIAL SEAL]

*Tracy Wade Blankenship*  
Notary Public  
My Commission Expires: 

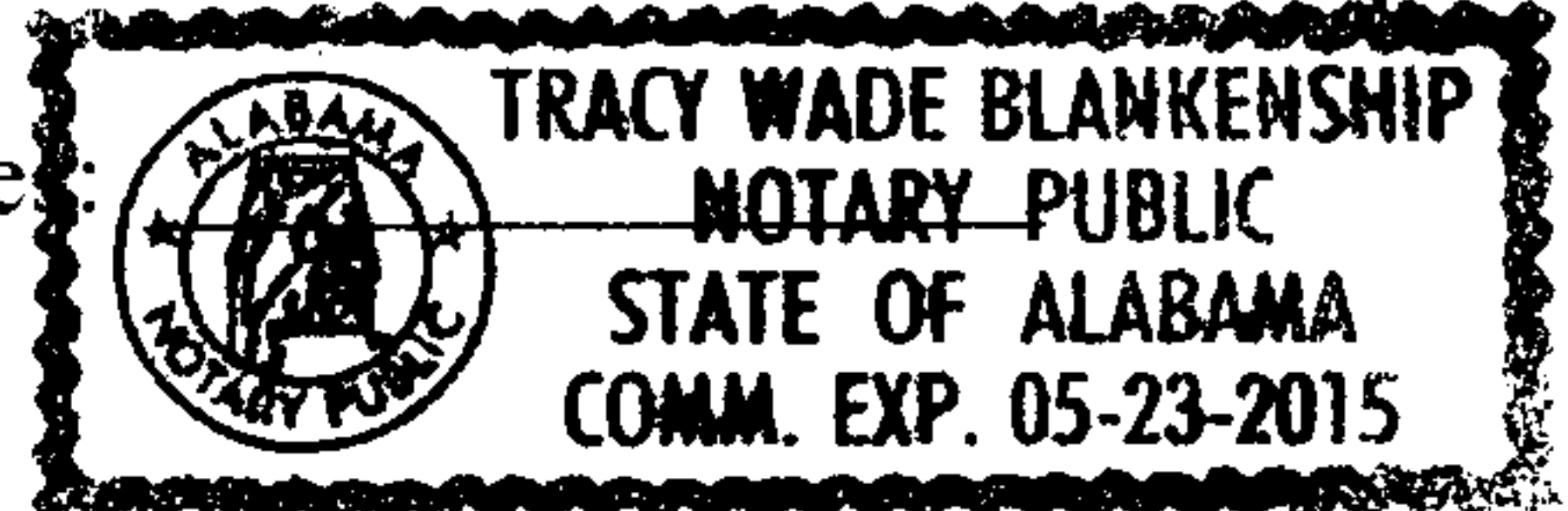
**STATE OF ALABAMA**


**JEFFERSON COUNTY**

I, the undersigned, a Notary Public, hereby certify that **TERESA H. CRUGER, as Co-Personal Representative of the Estate of CAROLYN M. HOLLAND, deceased** whose name 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 Deed, she, in her capacity as Co-Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of January, 2012.

[NOTARIAL SEAL]

*Tracy Wade Blankenship*  
Notary Public  
My Commission Expires: 

  
20120619000216350 3/4 \$252.00  
Shelby Cnty Judge of Probate, AL  
06/19/2012 02:19:27 PM FILED/CERT

## **EXHIBIT A**

### **DESCRIPTION OF THE PROPERTY**

Tax Parcel No. 13-7-26-4-001-001.000

A part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West, being more particularly described as follows: Beginning at the Northwest corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section and run South along West line of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , 665.16 feet; thence turn an angle left of 88 deg. 50 min. 30 sec. and run East 530 feet, more or less, to centerline of Buck Creek; thence run Northwesterly along meanderings of said creek to the West line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 26; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, 285 feet, more or less to the point of beginning.

Tax Parcel No. 13-7-25-3-001-006.000

That part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 25, Township 20S, Range 3W lying west of L&N Railroad.

Tax Parcel No. 13-7-25-2-001-007.002

Begin at the intersection of the Southerly right-of-way line of Keystone Road and the Westerly right-of-way line of the L. & N. Railroad in the City of Pelham, Shelby County, Alabama; thence run in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad for a distance of 385.0 feet to the point of beginning of the tract herein described; thence continue in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad 600.0 feet to a point; thence run in a Westerly direction 240 feet, more or less, to a point which is 246.58 feet South of the Southerly right-of-way line of an existing county road and in the centerline of an existing gravel road; thence along the centerline of Said existing gravel road 2'16.58 feet to the intersection with the Southerly right-of-way line of an existing unnamed County road; thence along the most Southerly and Easterly right-of-way line of said County road 330.0 feet to a point; thence in an Easterly direction 15 feet more or less to the point of beginning. Situated in Shelby County, Alabama.



20120619000216350 4/4 \$252.00  
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