

Send Tax Notice to:
Sandra Jean Kelley Mann
449 Michael Drive
Gardendale, AL 35071

STATE OF ALABAMA
SHELBY COUNTY

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)

PERSONAL REPRESENTATIVE'S DEED

23rd **THIS IS AN PERSONAL REPRESENTATIVE'S DEED** executed and delivered this day of *June*, 2012, by **SANDRA JEAN KELLEY MANN** as **Personal Representative** of the Estate of **Clara H. Kelley, Deceased, Shelby County, Alabama** Probate Case No. **PR-2012-000052** (hereinafter referred to as "**Grantor**"), to **SANDRA JEAN KELLEY MANN** (hereinafter referred to as "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Clara H. Kelley (the "Decedent") died on November 15, 2011;

WHEREAS, the Decedent's Estate is currently being administered in Shelby County, Alabama, Probate Case No. PR-2012-000052;

WHEREAS, Sandra Jean Kelley Mann was duly appointed as the Personal Representative of the Decedent's Estate;

WHEREAS, at the time of her death, the Decedent owned certain real property in Shelby County, Alabama (the "Property");

WHEREAS, under the terms of the Decedent's Will, the Property passed to the Grantee, subject to a life estate granted to **RONALD ABBOT** in "a half acre" of said Property; however, the life estate ends if **RONALD ABBOT** ceases to live on said Property. **RONALD ABBOT** has ceased to live on said Property. As such, he has no interest in said Property and the Property passes solely to Grantee;

WHEREAS, the Grantor desires through this conveyance to transfer the Decedent's interest in the Property to the Grantee, in accordance with Decedent's Will.

NOW THEREFORE, in consideration of Ten and 00/100th DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto **Sandra Jean Kelley Mann**, all of her right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

County Highway, and the point of beginning; thence continue in same direction a distance of 163.00 feet; thence turn an angle of 136 deg. 07 min. to the right and run a distance of 498.49 feet; thence turn an angle of 94 deg. 53 min. to the right and run a distance of 145.00 feet to a point on the SW right of way of said Highway; thence turn an angle of 90 deg. 00 min. to the right and run along said right of way line a distance of 370.00 feet to the point of beginning. Situated in the NE¼ of the SW¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama. According to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 3, 1965.

Subject to current taxes, easements and restrictions of record.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding such property (the **"Property"**).

THIS CONVEYANCE is subject to the following:


1. Ad valorem taxes for the current year and subsequent years; and
2. All easements, reservations and restrictions, conditions and other matters of record.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

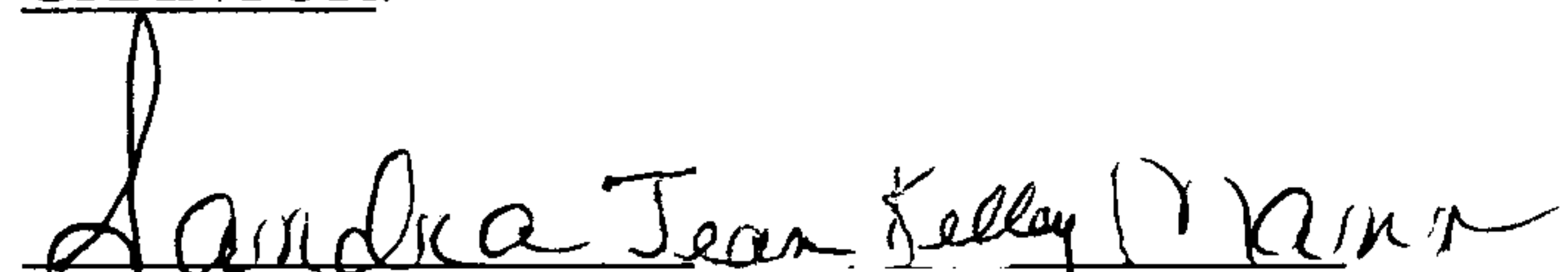
The Grantor intends by the execution of this conveyance to vest title in and to the Property in Grantee.

This instrument is executed by Sandra Jean Kelley Mann solely in her capacity as Personal Representative of the Estate, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in her individual capacity, and the undersigned expressly limits her individual liability hereunder to the assets she receives and holds in her capacity as Personal Representative as aforesaid.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed this 23rd day of June, 2012.


20120726000268910 2/5 \$25.00
Shelby Cnty Judge of Probate, AL
07/26/2012 10:02:39 AM FILED/CERT


GRANTOR:


SANDRA JEAN KELLEY MANN as Personal

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed
this 23rd day of June 2012.

GRANTOR:

Sandra Jean Kelley Mann
**SANDRA JEAN KELLEY MANN as Personal
Representative of the Estate of Clara H. Kelley,
Deceased, Shelby County, Alabama Probate
Case No. PR-2012-000052**


20120726000268910 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
07/26/2012 10:02:39 AM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, hereby certify that **SANDRA JEAN KELLEY MANN as Personal Representative of the Estate of Clara H. Kelley, Deceased, Shelby County, Alabama Probate Case No. PR-2012-000052**, whose name is signed to the foregoing Personal Representative's Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Personal Representative's Deed, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of June, 2012.

Millie Frances Perkins
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 03-07-14

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

**THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):**

Amy D. Adams
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202

20120726000268910 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
07/26/2012 10:02:39 AM FILED/CERT

VERIFICATION

STATE OF ALABAMA

Shelby COUNTY


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I, a notary public in and for said county in said state, hereby certify that **RONALD ABBOTT**, whose name is signed to the foregoing consent and who is known to me, acknowledged before me on this date, that being informed of the contents thereof, he executed the same voluntarily.

Subscribed and sworn to before me this the 23rd day of June, 2012.

[SEAL]

Willie Frances Perkins
Notary Public
My Commission Expires: 03-07-14


20120726000268910 5/5 \$25.00
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