

THIS INSTRUMENT PREPARED BY:

Gene M. Sellers, Attorney
3410 Independence Drive, Suite 200
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Jim Conrad
Sally Jane Locke
1800 Providence Park, Ste. 100
Birmingham, AL 35242

Title Not Examined by Preparer.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, Jim Conrad, as Personal Representative of the Estate of Mary Margaret Ramer, Deceased, Probate Court of Shelby County, Alabama, Case No. PR-2011-000245 does by these presents convey unto Grantees, Sally Jane Locke and Jim Conrad, as trustees of the Sally J. Locke Trust, as established under the Last Will and Testament of Mary Margaret Ramer, deceased, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1: Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 89 deg. 52 min. 55 sec. East, a distance of 140.00 feet to the point of beginning; thence continue along the last described course, a distance of 215.74 feet; thence North 63 deg. 53 min. 07 sec. West, a distance of 192.85 feet; thence South 26 deg. 45 min. 34 sec. West, a distance of 94.57 feet to the point of beginning.

Parcel 2: Part of the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 12; thence run North 175.3 feet along the West line of said 1/4 -1/4; thence turn an angle to the right of 117 deg. 24 min. and run Southeasterly 207.0 feet; thence turn an angle to the right of 90 deg. 12 min. 40 sec. and run Southeasterly 94.57 feet; thence turn an angle to the right of 63 deg. 55 min. 35 sec. and run West along the South line of said 1/4-1/4 140.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 3: A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 Section; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 90.83 feet, to the point of beginning; thence continuing along last described course a distance of 28.16 feet; thence 62 deg. 36 min. left, in a Northwesterly direction, a distance of 139.90 feet, the Southeasterly Right of Way Line of U.S. Highway 31; thence 90 degrees left, in a Southwesterly direction, along said Right of Way, a distance of 25.0 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 152.86 feet, to the point of beginning. Subject to:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 512; Deed Book 108, Page 378; Deed Book 136, Page 297; Deed Book 246, Page 857. in Probate Office.

2. Right of Way Deed to Shelby County, recorded in Deed Book 167, Page 407, in Probate Office.


Parcel 4: Beginning at the SE corner of the NW 1/4 of NE 1/4 Section 12, Township 20 South, Range 3 West, turn an angle of 88 deg. 27 min. 45 sec. and run in a northerly direction 90.83 feet to an iron stake; thence turn an angle of 62 deg. 36 min. in a westerly direction and run 152.86 feet to an iron stake; thence turn an angle of 90 deg. and run in a southerly direction 175.00 feet to an iron stake; thence turn an angle of 115 deg. 51 min. 45 sec. and run in an easterly direction 216.33 feet to the point of beginning.

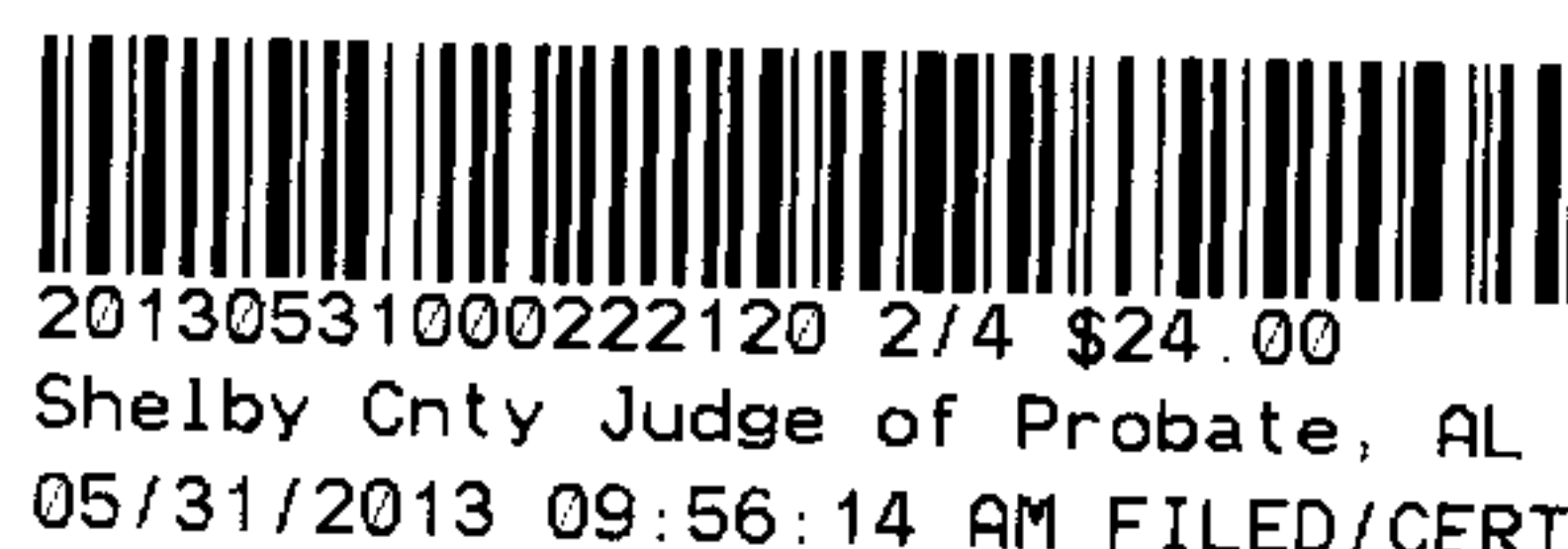
Parcel 5: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, for the point of beginning; thence South 1 deg. 25 min. 04 sec. East and run 7.65 feet; thence North 88 deg. 03 min. 33 sec. West and run 216.90 feet; thence North 89 deg. 55 min. 09 sec. East and run 216.58 feet along the north line of said 1/4-1/4 Section to the point of beginning; being situated in the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama.

Parcel 6: Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 118.98 feet to point of beginning; thence angle left 62 deg. 36 min. and run 139.9 feet to the easterly right of way line of U.S. Highway 31; thence angle right 90 deg. and run Northeasterly along said right of way line 50.0 feet; thence angle right 90 deg. and run 113.98 feet to said east line of said 1/4-1/4; thence angle right 62 deg. 36 min. and run 56.32 feet to point of beginning. Said property contains .146 acres, more or less.

TO HAVE AND TO HOLD, to the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, Jim Conrad, as Personal Representative of the Estate of Mary Margaret Ramer, has hereto set his signature and seal, this the 30TH day of MAY, 2013.


Jim Conrad, as Personal Representative
of the Estate of Mary Margaret Ramer




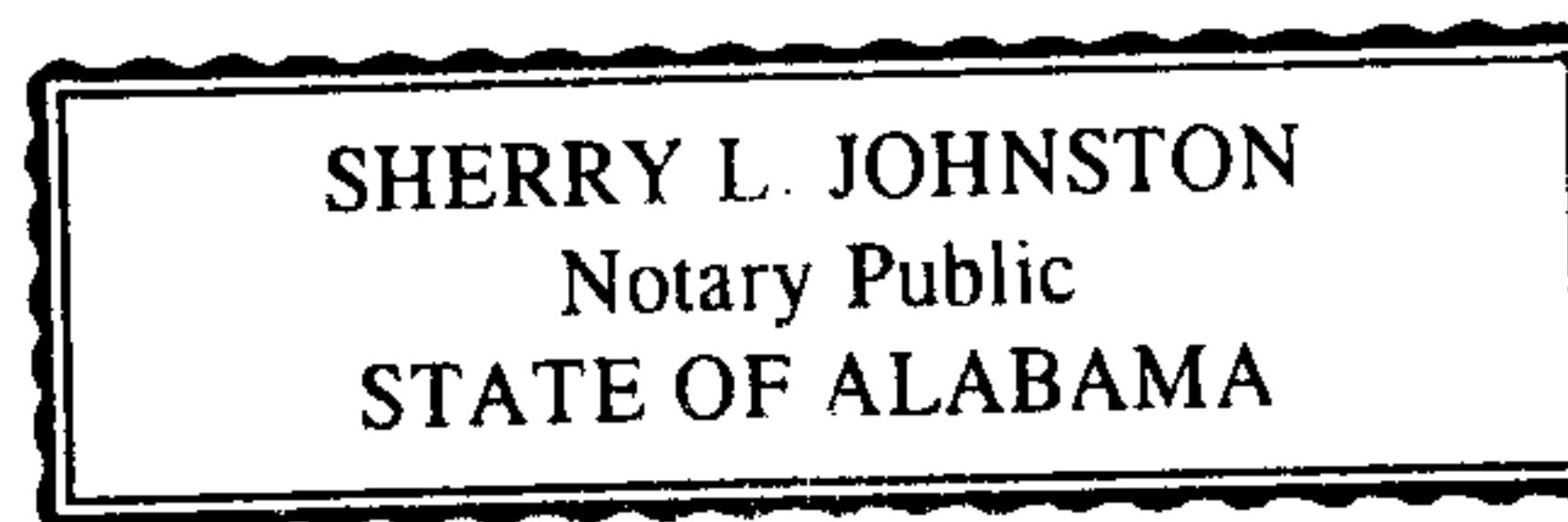
STATE OF ALABAMA,

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jim Conrad, as Personal Representative of the Estate of Mary Margaret Ramer, whose name 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 the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 30 day of May, 2013.


Notary Public



20130531000222120 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/31/2013 09:56:14 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ESTATE OF MARY MARGARET RAHER Grantee's Name SALLY J. LOCKE TRUST
Mailing Address 1800 PROVIDENCE PARK Mailing Address 1800 PROVIDENCE PARK
SUITE 100 SUITE 100
BIRMINGHAM, AL. 35242 BIRMINGHAM, AL. 35242

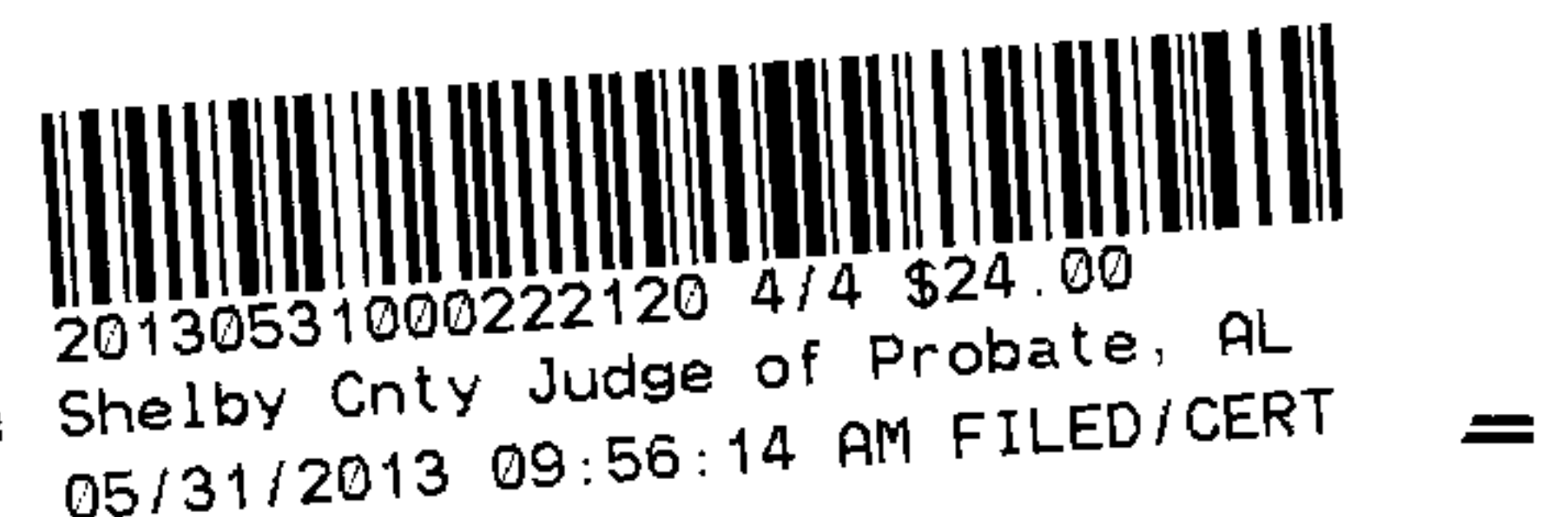
Property Address 2711, 2715, 2717
HIGHWAY 31, SOUTH
PELHAM, AL. 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$756,550. ⁴ (values)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the r
above, the filing of this form is not required.



Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/31/13

Print JIM CONRAD

☒ Unattested (verified by)

Sign Jim Conrad
(Grantor/Grantee/Owner/Agent) circle one