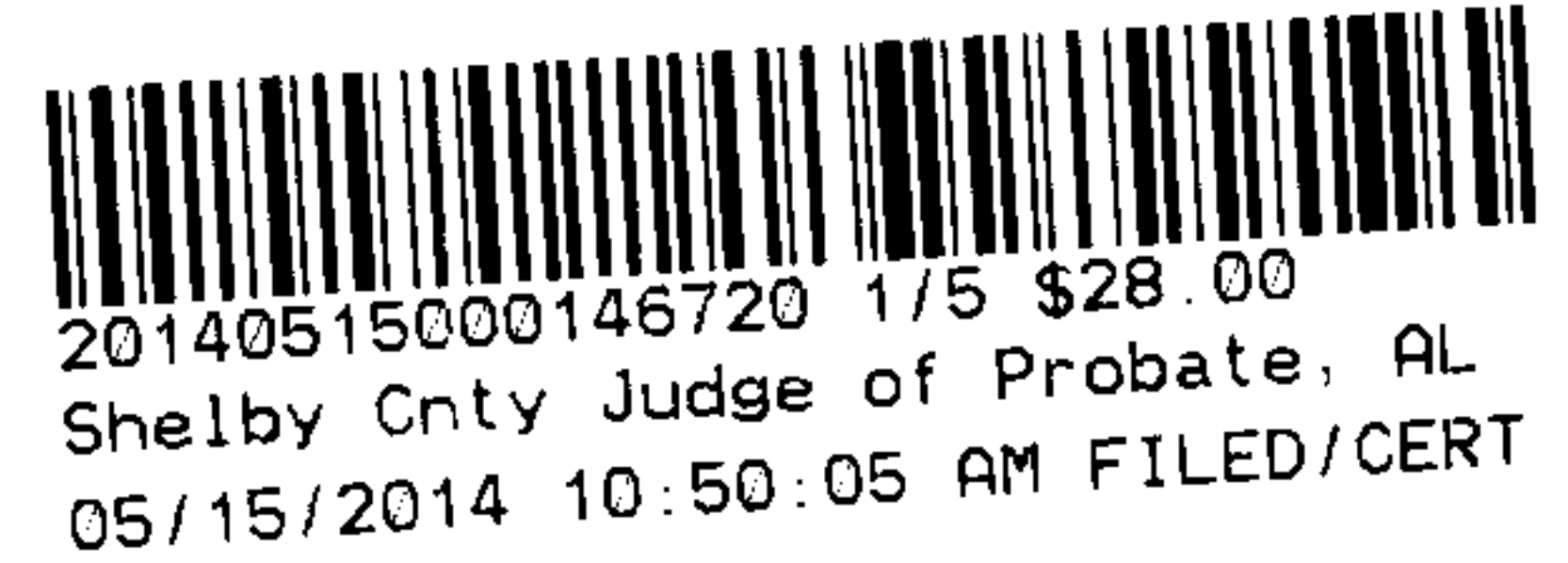


Send Tax Notice to:

William J. Bailey, Jr.
Ann B. Yates
5348 Meadow Garden Lane
Birmingham, Alabama 35242

This instrument prepared by:

Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, AL 35051



DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Lucille M. Bailey died on or about May 11, 2011, and was survived by her husband, William J. Bailey, a/k/a William J. Bailey, Sr., and

WHEREAS, the said William J. Bailey, a/k/a William J. Bailey, Sr., died testate on or about March 31, 2013, and was the owner of certain hereinafter described real property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama entered a Decree Admitting Will to Probate & Granting Letters Testamentary in the Matter of the Estate of William J. Bailey, Sr., on May 31, 2013, and issued Letters Testamentary in said Estate on May 31, 2013, and

WHEREAS, William J. Bailey, Jr. and Ann B. Yates were duly and properly appointed as the Personal Representatives of the Estate of William J. Bailey, Sr., deceased, by the Probate Court of Shelby County, and are acting in such capacity, and

WHEREAS, pursuant to the SECOND paragraph of the Last Will and Testament of William J. Bailey, Sr., the said William J. Bailey, Jr. and Ann B. Yates were devised all real and personal property he owned at the time of his death, in equal shares, including the following described property, and

WHEREAS, the said William J. Bailey, Jr. and Ann B. Yates have the power and authority to execute this conveyance pursuant to the Last Will and Testament of William J. Bailey, Sr., deceased, as set forth therein, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of William J. Bailey, Sr., deceased, and

WHEREAS, William J. Bailey, Jr. and Ann B. Yates are the only children, and sole heirs and next of kin of William J. Bailey, Sr., deceased, (and also the only children of Lucille M. Bailey, deceased).

NOW, THEREFORE, in consideration of the premises, the devise in the Last Will and Testament of William J. Bailey, Sr., deceased, and fulfillment of the requirements and duties of the undersigned Personal Representatives, and One and No/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned Grantors, by the Grantees, the receipt whereof is

hereby acknowledged, we, the undersigned, **William J. Bailey, Jr. and Ann B. Yates, as the Personal Representatives of the Estate of William J. Bailey, Sr., deceased, for and on behalf of said Estate of William J. Bailey, Sr., deceased,** (herein referred to as Grantor), do grant, bargain, sell and convey unto **William J. Bailey, Jr. and Ann B. Yates** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

All that portion of the Southeast diagonal 1/2 of the NE 1/4 of the NW 1/4 of Section 15, Township 19, Range 2 West, lying South of what is known as the Valleydale paved road, except that portion owned by Lillie Bailey Fulmer, as recorded in Volume 116, Page 167, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, that portion conveyed to James Ray Martin and Inez Martin, as recorded in Volume 212, Page 253, in the said Probate Office.

LESS AND EXCEPT, that portion conveyed to Ann Bailey Yates, as recorded in Instrument No. 1993-41341, in the said Probate Office.

PARCEL II:

The North ten (10) acres of the SE 1/4 of the NW 1/4 of Section 15, Township 19, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT, that portion sold to Joe E. Moore and Peggy J. Moore, as recorded in Volume 219, Page 721, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

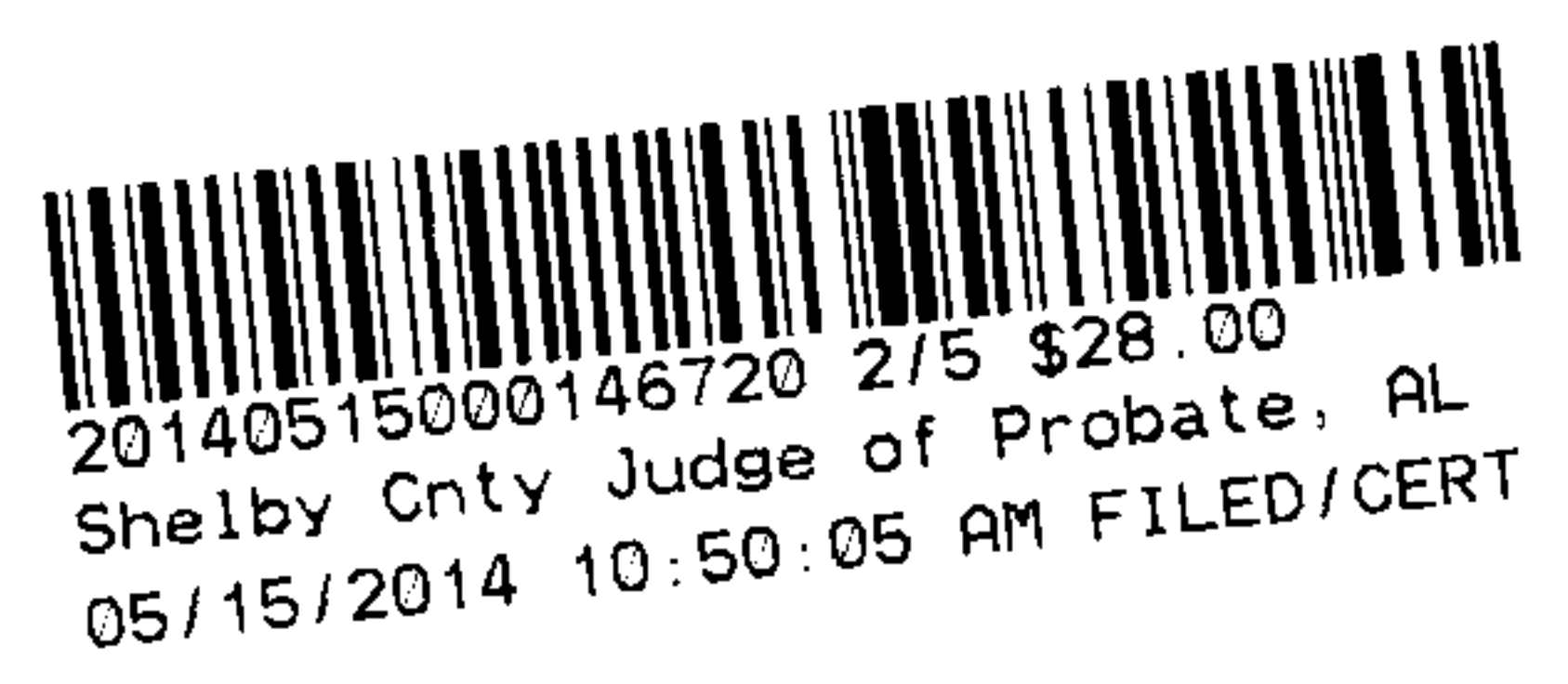
PARCEL III:

Begin at the Southeast corner of NE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; from the point of beginning thus obtained, run North along the East line of said 1/4-1/4 section a distance of 120.3 feet to the Southerly right-of-way line of County Road #17; thence turn left 77° 06' and run Northwesterly along said right-of-way line a distance of 116.15 feet; thence turn left 102° 54' and run South a distance of 144.191 feet; thence turn left 89° 20' and run East along the South line of said 1/4-1/4 section a distance of 113.23 feet to the point of beginning.

Mineral and mining rights excepted.

LESS AND EXCEPT, that portion conveyed to Evan James Midgett, Sr. and wife, Susan Rowe Midgett, as recorded in Real Book 111, Page 732, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, that portion conveyed to Evan James Midgett, Sr. and wife, Susan Rowe Midgett, as recorded in Real Book 143, Page 119, in the Probate Office of Shelby County, Alabama.



PARCEL IV:

A part of the South 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range West, and being more particularly described as follows:

Commence at the Southeast corner of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Ala.; thence run North along the East line of said 1/4-1/4 section a distance of 330.50 feet; thence turn left 89° 25' 15" and run West along the North line of the South 1/2 of the North 1/2 of said 1/4-1/4 section a distance of 573.29 feet to the POINT OF BEGINNING; Thence continue along the last described course a distance of 206.0 feet to the Northeasterly right-of-way line of Caldwell Mill Road; thence turn left 127° 35' 55" and run Southeasterly along said right-of-way line a distance of 110.0 feet; thence turn left 84° 30' 25" and run Northeasterly a distance of 163.97 feet to the POINT OF BEGINNING. Containing 0.21 acres, more or less (8,976.8 sq. ft.).

The above described parcels of property are conveyed less and except that property conveyed to Fountain City Body Works, Inc., an Alabama corporation, as recorded in Instrument No. 1996-08657, in the Probate Office of Shelby County, Alabama, to the extent such is not owned by the Grantor. The intent of this deed is to convey to the Grantees all property owned by the Grantor, and such is conveyed herewith, whether correctly described or not.

TO HAVE AND TO HOLD to the said Grantees, **William J. Bailey, Jr. and Ann B. Yates**, their heirs and assigns forever.


And we do, as Personal Representatives of the Estate of William J. Bailey, Sr., deceased, covenant with the said Grantees, their heirs and assigns, that as Personal Representatives of said Estate, we have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, we have hereunto set my hands and seals this 15 day of May, 2014.

ESTATE OF WILLIAM J. BAILEY, SR., DECEASED

By: William J. Bailey Jr.
William J. Bailey, Jr., as Personal Representative of the Estate of William J. Bailey, Sr., deceased

By: Ann B. Yates
Ann B. Yates, as Personal Representative of the Estate of William J. Bailey, Sr., deceased


20140515000146720 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:50:05 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William J. Bailey, Jr. and Ann B. Yates**, whose names as **Personal Representatives of the Estate of William J. Bailey, Sr.**, deceased, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Personal Representatives, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2014.

Kenn M. Foster
Notary Public

My commission Expires: 12-28-14



20140515000146720 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:50:05 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 William J. Bailey, Sr., Grantee's Name: William J. Bailey, Jr.
Mailing Address: deceased Mailing Address: Ann B. Yates
5348 Meadow Garden Lane 5348 Meadow Garden Lane
Birmingham, AL 35242 Birmingham, AL 35242
Property Address: 5215 Caldwell Mill Road Date of Sale May 15, 2014
Birmingham, AL 35242 Total Purchase Price \$

or
Actual Value \$
or
Assessor's Market Value \$ 2,200,000.00

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 xx Other - Will
 Closing Statement Tax assessment

If the conveyance document presented for recordation contains all of the required information referenced 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 May 15, 2014


Sign William J. Bailey, Sr.
Ann B. Yates
(Grantor/Grantee/Owner/Agent) circle one

Print WILLIAM J. BAILEY, JR / Ann B. Yates

 Unattested

Kimi M. Foster
(Verified by)

Form RT-1


20140515000146720 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:50:05 AM FILED/CERT