

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice to:
Marie Forbus
P.O. Box 121
Wilsonville, AL 35186

EXECUTOR'S QUITCLAIM DEED

**NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER.
STATE OF ALABAMA)**


20140718000220010 1/2 \$163.00
Shelby Cnty Judge of Probate, AL
07/18/2014 01:21:53 PM FILED/CERT

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Forty-Five Thousand Eight Hundred Eighty and No/100 Dollars (**\$145,880.00**) the amount of which can be verified by the Tax Assessor of Shelby County, and other good and valuable consideration in hand paid to the undersigned, Marie Warren Forbus as the Personal Representative of the Estate of Jimmy P. Warren, Jr. A/K/A Jimmy Warren, Probate Case Number PR-2013-000696 (the Grantor) whose mailing address is 116 Lilac Lane, Wilsonville, AL 35186, the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Marie Warren Forbus (hereinafter called Grantee) whose mailing address is 116 Lilac Lane, Wilsonville, AL 35186, all his/her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is ~~145~~ ¹¹⁶ Lilac Lane, Wilsonville, AL 35186, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions and rights of way or record; (3) Any mortgage encumbering the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said Marie Warren Forbus, who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 16 day of July, 2014.

The Estate of Jimmy P. Warren, Jr.

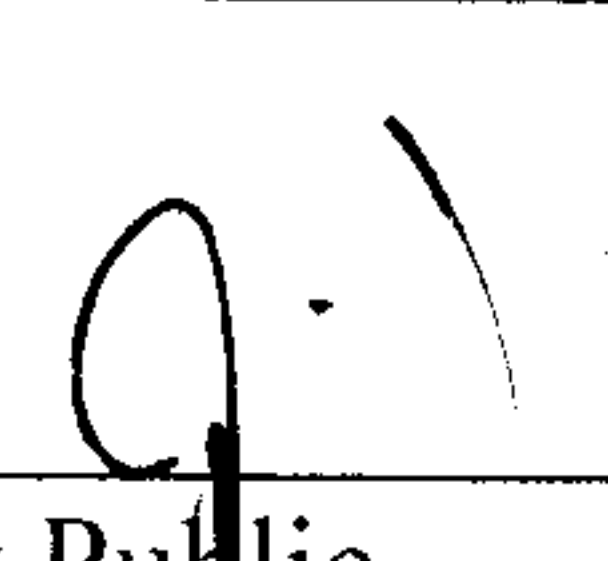
By: Marie Warren Forbus Per. Rep.
Marie Warren Forbus, Personal Representative

STATE OF ALABAMA)

Jefferson **COUNTY)**

I, the undersigned, a Notary Public in and for said State, hereby certify that Marie Warren Forbus, whose name as Personal Representative to The Estate of Jimmy P. Warren, Jr., Probate Case Number PR -2013-000696, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of July, 2014.


Notary Public

My Commission Exp. 3-1-18

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama and run North 00 degrees 08 minutes 34 seconds West along the East line of said quarter-quarter a distance of 862.45 feet to a set rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 534.56 feet to a found rebar corner; thence run North 75 degrees 03 minutes 35 seconds West a distance of 350.60 feet to a set rebar corner; thence run South 08 degrees 53 minutes 34 seconds West a distance of 595.23 feet to a set rebar corner; thence run South 85 degrees 07 minutes 21 seconds East a distance of 433.69 feet to the point of beginning.
According to the survey of Joseph E. Conn, Jr., dated March 4, 2005.

Together with a non-exclusive easement for ingress, egress, and utilities, over and across the following described property, to-wit:

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama and run thence North 00 degrees 08 minutes 34 seconds West along the East line of said Quarter-Quarter Section a distance of 534.56 feet to a corner; thence run North 75 degrees 03 minutes 35 seconds West a distance of 350.60 feet to a property corner and the point of beginning of the easement being described; thence continue last described course a distance of 501.04 feet to a point on the East margin of County Road No. 61; thence run South 23 degrees 46 minutes 48 seconds West along said margin of said road a distance of 17.88 feet to a point; thence run South 74 degrees 14 minutes 26 seconds East a distance of 101.50 feet; thence run South 17 degrees 41 minutes 41 seconds West a distance of 5.00 feet to a point; thence run South 74 degrees 18 minutes 05 seconds East a distance of 405.70 feet to a point on the West property of above described property; thence run North 08 degrees 53 minutes 44 seconds East a distance of 29.65 feet to the point of beginning and the end of required easement.

According to survey of Joseph E. Conn, Jr., dated March 14, 2005.

TOGETHER WITH ANY OTHER REAL PROPERTY OWNED
BY JIMMY P. WARREN JR A/K/A JIMMY WARREN, A/K/A
JIMMY POLK WARREN JR. ON JULY 18, 2013 AND
LOCATED IN SHELBY COUNTY, ALABAMA



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