

STATE OF ALABAMA)

EXECUTOR'S DEED

SHELBY COUNTY)

THIS INDENTURE, made and entered into on this the 19th day of August, 2014, by and between **Michael Taunton, Executor of the Estate of Reggie E. Taunton, deceased**, who resides at 1550 Tara Drive, Columbiana, Alabama 35051, party of the first part, and **Michael Taunton, a married man**, who resides at 1550 Tara Drive, Columbiana, Alabama 35051, party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration in hand paid by said party of the second part unto said party of the first part, the receipt of which is hereby acknowledged, said party of the first part has bargained and sold, and does by these presents, grant, bargain, sell, and convey unto said party of the second part, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" AND "B" FOR LEGAL DESCRIPTION.

The property has never been given a postal address and is located on U.S. Highway 280 in Westover, Alabama.

The within conveyance is executed by Michael Taunton as the Executor of the Estate of Reggie E. Taunton. The Last Will and Testament of Reggie E. Taunton, deceased, is filed for record in Talladega County, Alabama in Case No. 2013/291, and under the powers and authority therein contained, to which reference is made, for a description of said powers and authority. It is understood that Michael Taunton, in his individual capacity, is not a party hereto and shall not be liable hereunder on any account whatsoever.

TO HAVE AND TO HOLD said real estate, with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto said party of the second part, in

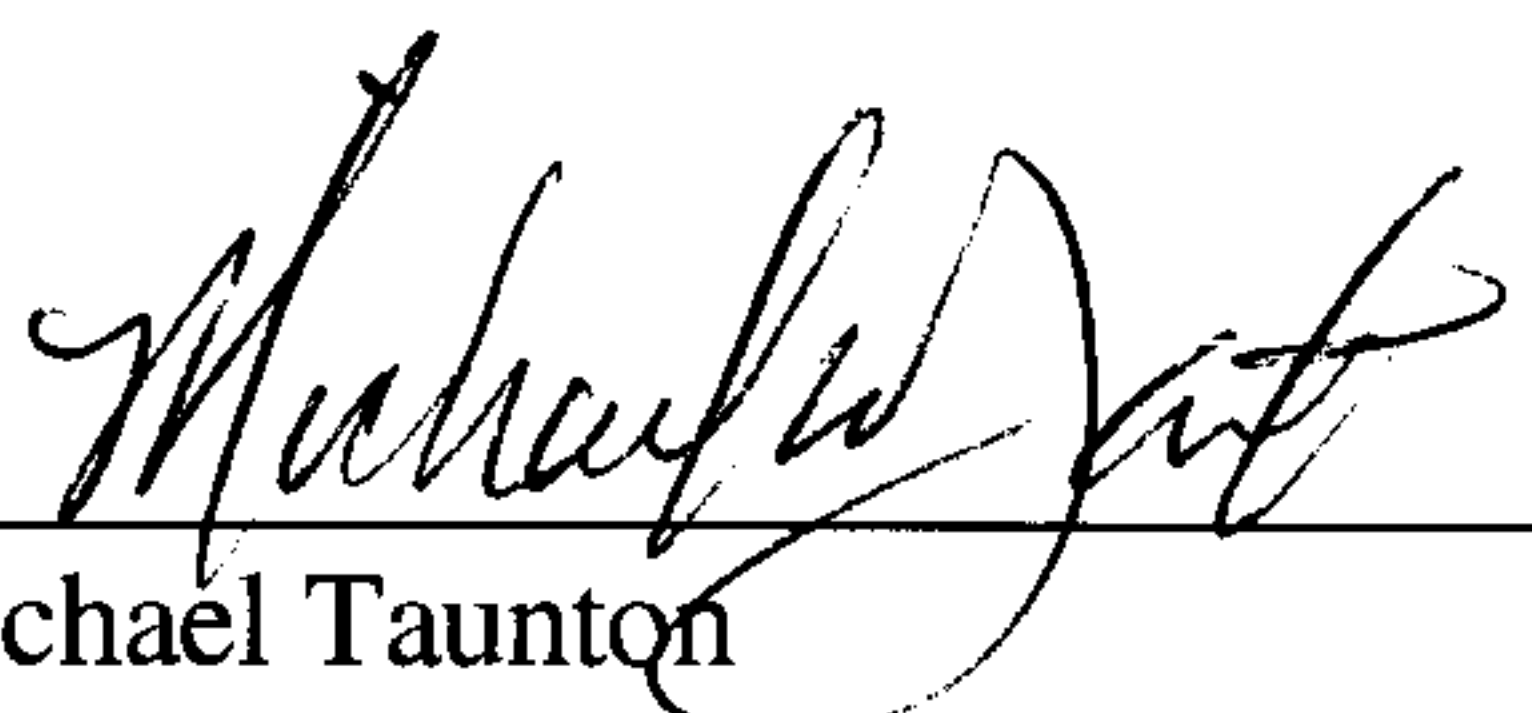
Tax Assessor's valuation \$142,769.40

fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the party of the second part in fee simple, forever.


And said party of the first part does, in his fiduciary capacity as Executor of the Estate of Reggie E. Taunton, deceased, covenants with said party of the second part, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted herein, that he has a good right to sell and convey the same as aforesaid, and that he will, in his fiduciary capacity, warrant and defend the same to the said party of the second part, his heirs and assigns forever, against the lawful claims of all persons.

The party of the first part herein attests, to the best of his knowledge and belief, that the information contained in this document is true and accurate. Further, the party of the first part understands that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, § 40-22-1(h) (1975).

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on the day and year first hereinabove written.



Michael Taunton
Executor of the Estate of Reggie E. Taunton

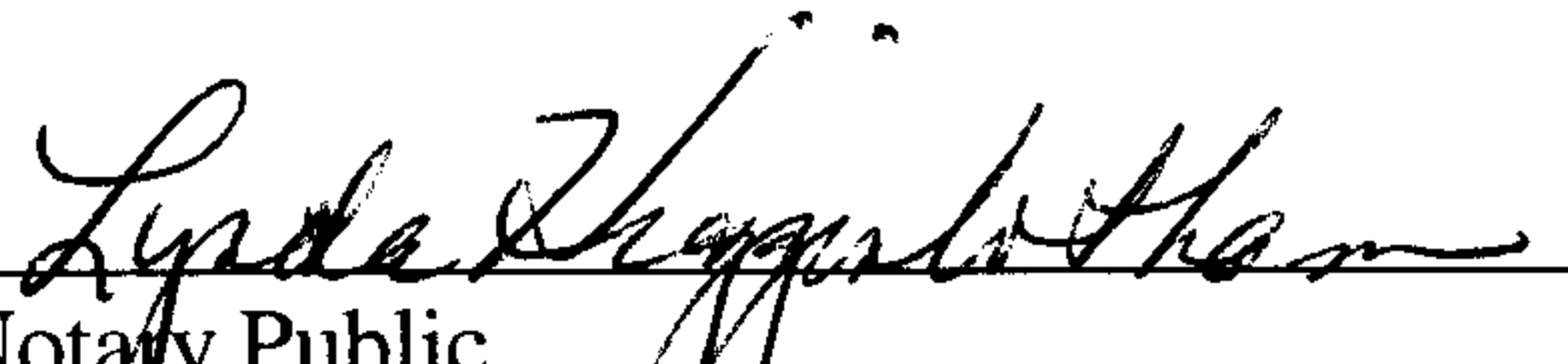
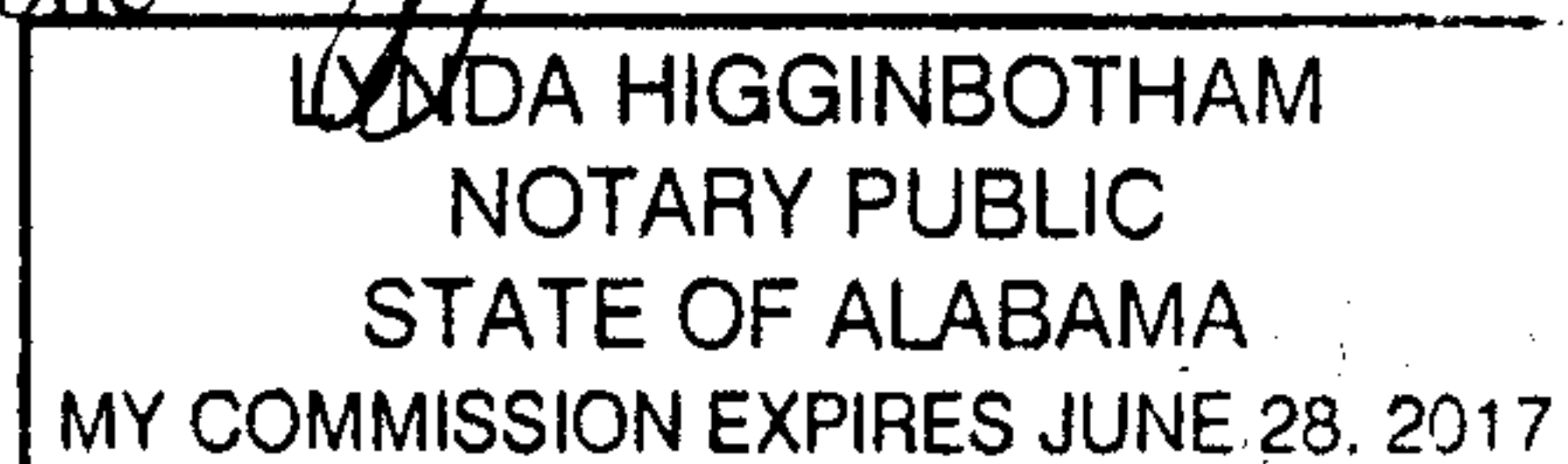

20141001000307800 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Taunton, Executor of the Estate of Reggie E. Taunton, deceased, 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 said conveyance and acting under the authority vested in him by the Probate Court of Talladega County, Alabama, and the Last Will and Testament of Reggie E. Taunton, deceased, he executed the same voluntarily in the capacity indicated, on the day the same bears date.

GIVEN under my hand and seal, this 19th day of August, 2014.


Notary Public


This Instrument Prepared Without
Benefit of Title Examination By:
Luke Montgomery for
Montgomery Ponder, LLC
2421 2nd Avenue North, Unit 1
Birmingham, Alabama 35203

Send Tax Notice to

1550 Tara Drive

Columbiana, Alabama 35051



20141001000307800 3/5 \$27.00
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Exhibit A

Legal Description

From the northwest corner of said Section 27 run South 32 degrees 53 minutes 38 seconds East for a distance of 2315.80 feet to an existing 2" capped iron; thence turn an angle to the left of 75 degrees 23 minutes 49 seconds and run in a northeasterly direction for a distance of 198.05 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 18 minutes 44 seconds and run in a northeasterly direction for a distance of 101.80 feet to an existing right of way monument; thence turn an angle to the left of 10 degrees 45 minutes 12 seconds and run in a northeasterly direction for a distance of 149.99 feet to an existing right of way monument; thence turn an angle to the left of 11 degrees 15 minutes 20 seconds and run in a northeasterly direction for a distance of 102.0 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 24 minutes 17 seconds and run in a northeasterly direction for a distance of 114.20 feet to an existing old capped iron pin and being on the southeast right of way line of U.S. Highway 280; thence turn an angle to the left of 0 degrees 20 minutes 46 seconds and run in a northeasterly direction along said southeast right of way line of U.S. Highway #280 for a distance of 41.83 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a northeasterly direction along the southeast right of way line of U.S. Highway #280 for a distance of 876.55 to an existing iron rebar; thence turn an angle to the right of 68 degrees 25 minutes 02 seconds and run in a southeasterly direction for a distance of 116.95 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 25 degrees 06 minutes 05 seconds and run in a southeasterly direction for a distance of 112.18 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 14 degrees 02 minutes 04 seconds and run in a southeasterly direction for a distance of 117.14 feet to an existing iron rebar; thence turn an angle to the right of 100 degrees 51 minutes 42 seconds and run in a southwesterly direction for a distance of 657.53 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 degrees 03 minutes 57 seconds and run in a southeasterly direction for a distance of 152.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 106 degrees 14 minutes 44 seconds and run in a westerly direction for a distance of 405.38 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees 29 minutes 34 seconds and run in a northerly direction for a distance of 385.50 feet, more or less, to the point of beginning. According to the survey of Laurence D. Weygand, Reg. P.E.L.S. #10373, dated November 12, 1996.

Part of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.



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Exhibit B

Legal Description

A non-exclusive easement for ingress and egress and utilities including, but not limited to, Alabama Power Company, South Central Bell, Southern Natural Gas and its subsidiaries, Westover Water Authority and any other utilities which may, from time to time may be necessary, across the following described property;

Part of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama:

From the northwest corner of said Section 27 run South 32 degrees 53 minutes 38 seconds East for a distance of 2315.80 feet to an existing 2" capped iron; thence turn an angle to the left of 75 degrees 23 minutes 49 seconds and run in a northeasterly direction for a distance of 198.05 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 18 minutes 44 seconds and run in a northeasterly direction for a distance of 101.80 feet to an existing right of way monument; thence turn an angle to the left of 10 degrees 45 minutes 12 seconds and run in a northeasterly direction for a distance of 149.99 feet to an existing right of way monument; thence turn an angle to the left of 11 degrees 15 minutes 20 seconds and run in a northeasterly direction for a distance of 102.0 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 24 minutes 17 seconds and run in a northeasterly direction for a distance of 114.20 feet to an existing old capped iron pin and being on the southeast right of way line of U.S. Highway 280 to point of beginning; thence continue along the east line a distance of 41.83 feet to an existing rebar set by Laurence D. Weygand; thence turn an angle to the right of 107 degrees 01 minute 06 seconds and run in a southerly direction a distance of 385.50 feet to an iron; thence turn an angle to the right of 90 degrees 29 minutes 34 seconds and run in a westerly direction a distance of 40 feet to a point in an existing gravel drive as shown on survey of Laurence D. Weygand, dated November 12, 1996; thence run in a northerly direction parallel to the line described above as 385.50 feet, back to the Point of Beginning.



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