

PREPARED BY:
Trussell, Funderburg, Rea & Bell, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Samia J. Michael
3301 Overton Trail
Birmingham, Alabama 35243

PERSONAL REPRESENTATIVE'S DEED

2015 4632
Recorded in the Above
DEED Book & Page
04-28-2015 02:11:18 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

STATE OF ALABAMA

ST. CLAIR COUNTY

WHEREAS, Samia M. Akl a/k/a Samia J. Michael has been duly and legally appointed by the Probate Court of Jefferson County, Alabama, as Personal Representative of the Last Will and Testament of John L. Michael, deceased, and has duly qualified as such Personal Representative and is now acting as such Personal Representative; and,

WHEREAS, the said John L. Michael in order to enable his Personal Representative to carry into effect his intentions, did in and by his Last Will authorize and empower me, his said Personal Representative, in any manner which I should deem proper, to make sale of and execute deeds to convey all his interest in and to the said testator's real property.

NOW, THEREFORE, by virtue of the premises, and in consideration of Ten Dollars and 00/100 (\$10.00), to me paid by the Grantee, the receipt of which is hereby acknowledged, I, **SAMIA M. AKL a/k/a SAMIA J. MICHAEL**, as Personal Representative aforesaid, do hereby grant, bargain, sell and convey unto the said **SAMIA J. MICHAEL**, heirs and assigns, the following described parcel of real estate, which was the property of the said John L. Michael, to-wit:

PARCEL #2 (St. Clair County):

That portion of Lot #190 lying above a contour line which is 474.5 feet above mean sea level, Sixth Sector in the Reese-King Survey known as Mays Bend as recorded in the Office of the Judge of Probate of St. Clair County at Pell City, Alabama in Map Book D, page 31 mineral and mining rights excepted.

In addition, an easement entitling the Grantees, their successors and assigns to the permanent and exclusive possession and use of that portion of said Lot 190 lying below said contour line which is 474.5 feet above mean sea level. Said easement is granted subject to that certain Flood Agreement to the Alabama Power company recorded in volume 80, page 93, in the Probate Office of St. Clair County, Alabama at Pell City, Alabama prohibiting the construction thereof of any improvements which are used or which are desired or intended to be used for habitation by persons or animals, and further providing that such area shall be subject to flooding from time to time. This is an easement that runs with the land and the benefits of this easement will inure to any future purchaser or holder of the fee of the dominant estate. (St. Clair County Tax Identification Number: 29-08-27-0-001-001.015)

PARCEL #3 (Jefferson County):

Lots 2 and 3 according to the Survey of Cahaba Valley Estates as recorded in Map Book 114, page 72, in the Probate Office of Jefferson County, Alabama. (Jefferson County Tax Identification Number: 28-22-1-003-023 (Lot 2) and Tax Identification Number: 28-22-1-003-022 (Lot 3))

PARCEL #4 (Shelby County):

A part of the Northeast quarter of Northeast quarter, the Southeast quarter of Northeast quarter and the Northeast quarter of Southeast quarter of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama more particularly described as follows: Beginning at the northeast corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama and run thence South 0 degrees 13 minutes 40 seconds East along the east line of said Section 34, 2612.34 feet to a point; thence run South 40 degrees 53 minutes 23 seconds West 1578.55 feet to a point on the northerly right of way line of Highway #280; thence run North 53 degrees 53 minutes 46 seconds West along said right of way line 44.22 feet to a point; thence run North 35 degrees 18 minutes 18 seconds East 160.92 feet to a point; thence run North 25 degrees 36 minutes 46 seconds East 141.97 feet to a point; thence run North 9 degrees 34 minutes 32 seconds West 917.94 feet to a point; thence run North 0 degrees 00 minutes 22 seconds West 2642.05 feet to a point on the north line of said Section 34; thence run South 88 degrees 34 minutes 07 seconds East 1078.11 feet to the point of beginning, being situated in Shelby County, Alabama. (Shelby County Tax Identification Number: 07-8-34-1-000-001 and 07-8-34-4-001-001-001)

SAMIA J. MICHAEL IS ONE AND THE SAME PERSON AS SAMIA M. AKL.

SUBJECT TO:

1. Taxes due and payable October 1, 2015, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. PARCEL #2: (St. Clair County)
 - a) Easements, setback lines and matters of survey as shown by recorded subdivision plat in Map Book D, Page 31, in the Office of the Judge of Probate, St. Clair County, Pell City, Alabama.
 - b) Restrictions appearing of record in Deed Book 117, Page 890, in the aforesaid office.
 - c) Mays Bend Water Cooperative, the Articles of Incorporation of same recorded in Incorporation Book 2, page 375, in the aforesaid office.
 - d) Mays Bend Lot and Home Owners Association the Articles of Incorporation of same recorded in Incorporation Book 2, Page 381. The Covenants and Restrictions of Mays Bend Lot and Home Owners Association recorded in Deed Book 85, Page 781 and amended in Deed Book 117, Page 889, in the aforesaid office.
 - e) Flood easement granted to Alabama Power Company, as recorded in Deed Book 80, Page 93, in the aforesaid office.
5. PARCEL #3: (Jefferson County)
 - a) Right of way granted to Alabama Power Company as recorded in Real 1610, Page 55, in the Office of the Judge of Probate of Jefferson County, Alabama.
 - b) Restrictions appearing of record in Real 1690, Page 811 and LR 201413, Page 28361, in the aforesaid office.
 - c) Right of way granted to Water Works Board recorded in Volume 123, Page 107, in the aforesaid office.
6. PARCEL #4: (Shelby County)
 - a) Easements as shown by instrument recorded in Inst. #1993-6676, Inst. #1993-6678 and Inst. #1993-6679, in the Office of the Judge of Probate, Shelby County, Alabama.
 - b) Right of way granted to State of Alabama by instrument recorded in Deed Book 343, Page 721, in aforesaid office.
 - c) Right of way granted to South Central Bell by instrument recorded in Deed Book 326, Page 66, in the aforesaid office.

d) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 134, Page 243, Deed Book 142, Page 469, Deed Book 143, Page 469, Deed Book 28, Page 725 and Deed Book 282, Page 752, in the aforesaid office.
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, I, the said Samia M. Akl a/k/a Samia J. Michael, as Personal Representative aforesaid, hereunto set my hand and seal this 22nd day of April, 2015.

*Samia M. AKL a/k/a Samia J. Michael
Personal Representative of the Estate
of John L. Michael, Deceased.*

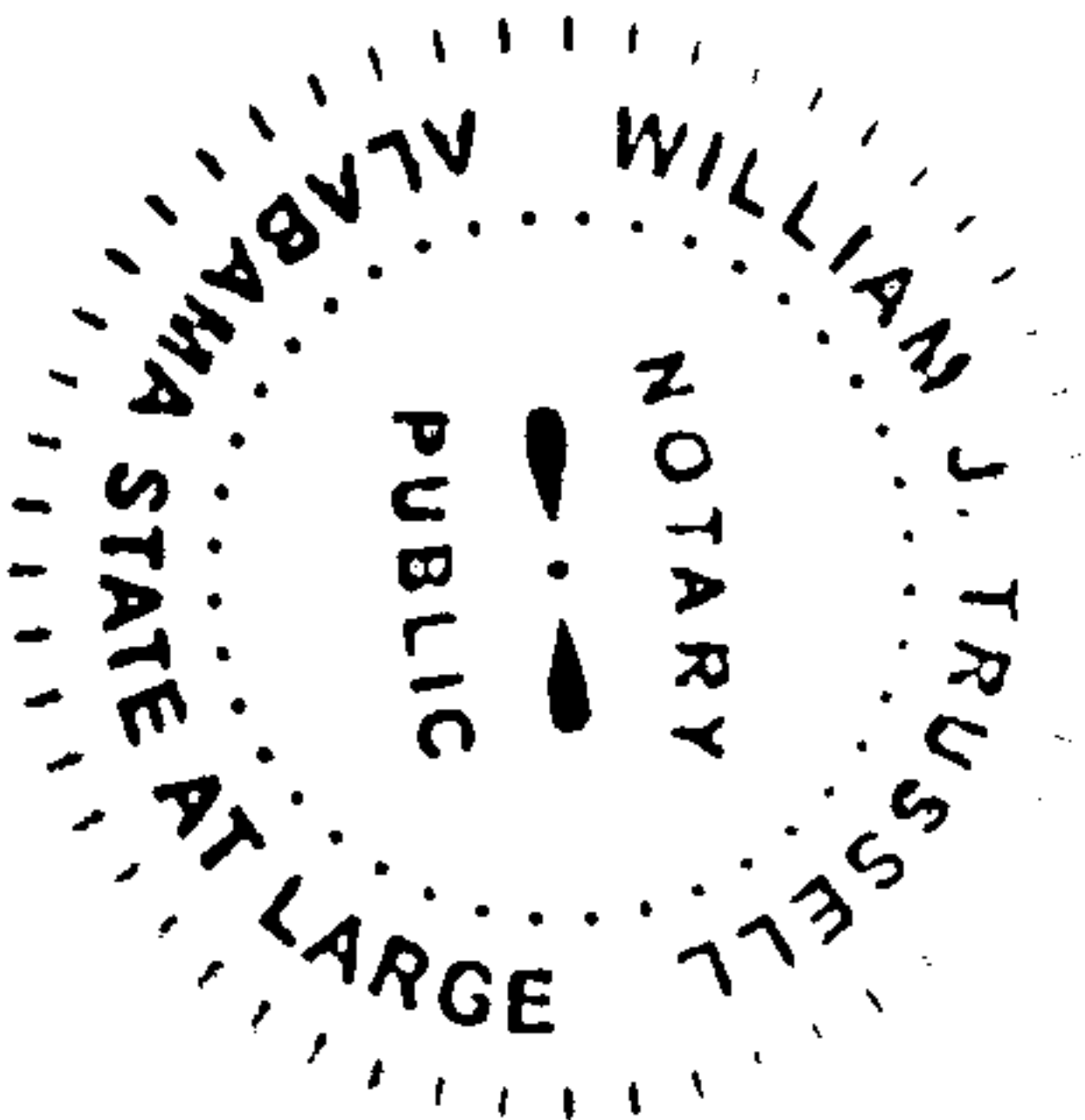
SAMIA M. AKL a/k/a SAMIA J. MICHAEL
Personal Representative of the Estate of
John L. Michael, deceased

STATE OF ALABAMA

COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SAMIA M. AKL a/k/a SAMIA J. MICHAEL, whose name as Personal Representative of the Last Will and Testament of John L. Michael, deceased, 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, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2015.

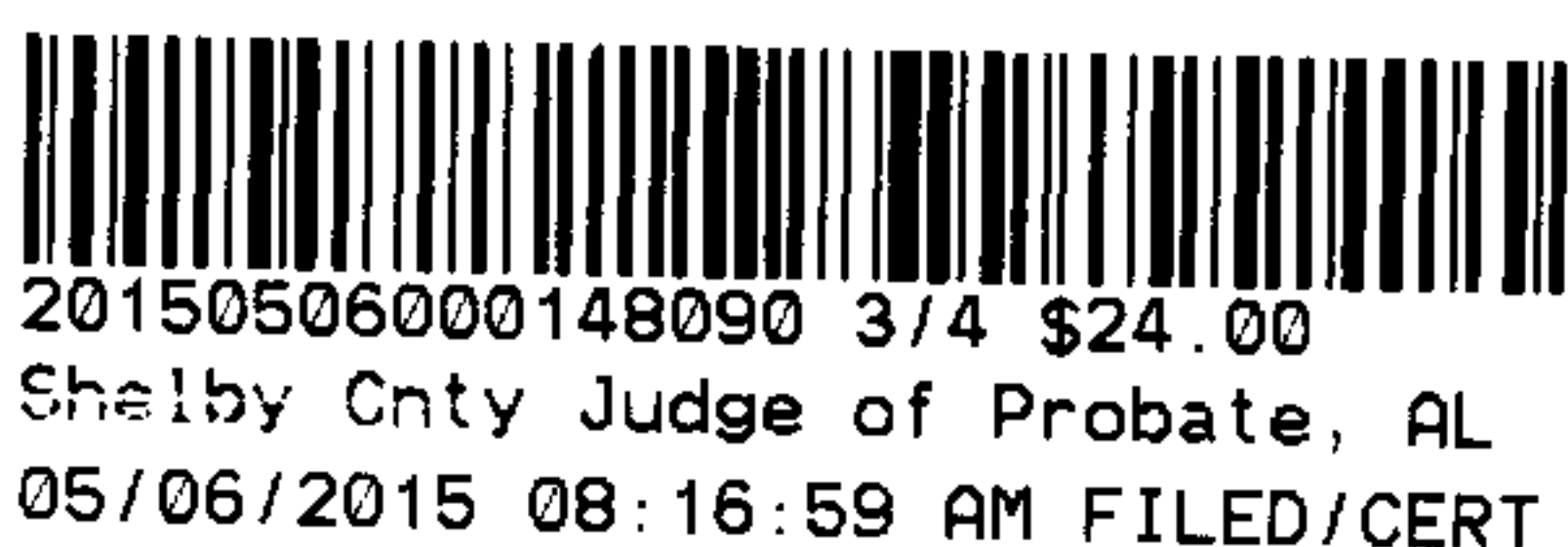


[Signature]
NOTARY PUBLIC
My Commission Expires: 04/24/2018

2015 4634
Recorded in the Above
DEED Book & Page
04-28-2015 02:11:18 PM

Book/Pg: 2015/4632
Term/Cashier: S RECORD8 / StephanieB
Tran: 8440.225345.326679
Recorded: 04-28-2015 14:11:53
CER Certification Fee 3.00
PJF Special Index Fee 5.50
REC Recording Fee 13.00
Total Fees: \$ 21.50

File #: 15-091C



Real Estate Sales Validation Form

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

Grantor's Name Samia M. Akl Grantee's Name Samia J. Michael
Mailing Address Mailing Address
3301 Overton Trail 3301 Overton Trail
Birmingham, AL 35243 Birmingham, AL 35243

Property Address 27 Osprey Dr, Pell City, AL Date of Sale 04/22/2015
4019/4023 Crosshaven Dr, Vestavia Total Purchase Price\$ 682,937.11
Highway 280, Harpersville

Or 2015 4635
Actual Value \$ Recorded in the Above
Or DEED Book & Page
Assessor's Market Value \$8-2015 02:11:18 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

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
X Closing Statement

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 Unattested (verified by) Print SAMIA J. MICHAEL Sign Samia J. Michael (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

