

**THIS INSTRUMENT IS BEING EXECUTED TO MAKE DISTRIBUTION UNDER THE
LAST WILL AND TESTAMENT OF EMILY PRUITT JONES, DECEASED,
ADMITTED TO PROBATE IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA,
IN CASE NO. PR-2014-000706.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Emily Jones Rushing, Trustee
The Emily Pruitt Jones Residuary Trust
P.O. Box 531335
Birmingham, Alabama 35253

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and entered into effective as of the 31st day of August, 2015, by

**EMILY JONES RUSHING, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF EMILY PRUITT JONES, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2014-000706,
whose mailing address is P.O. Box 531335, Birmingham, Alabama 35253,**

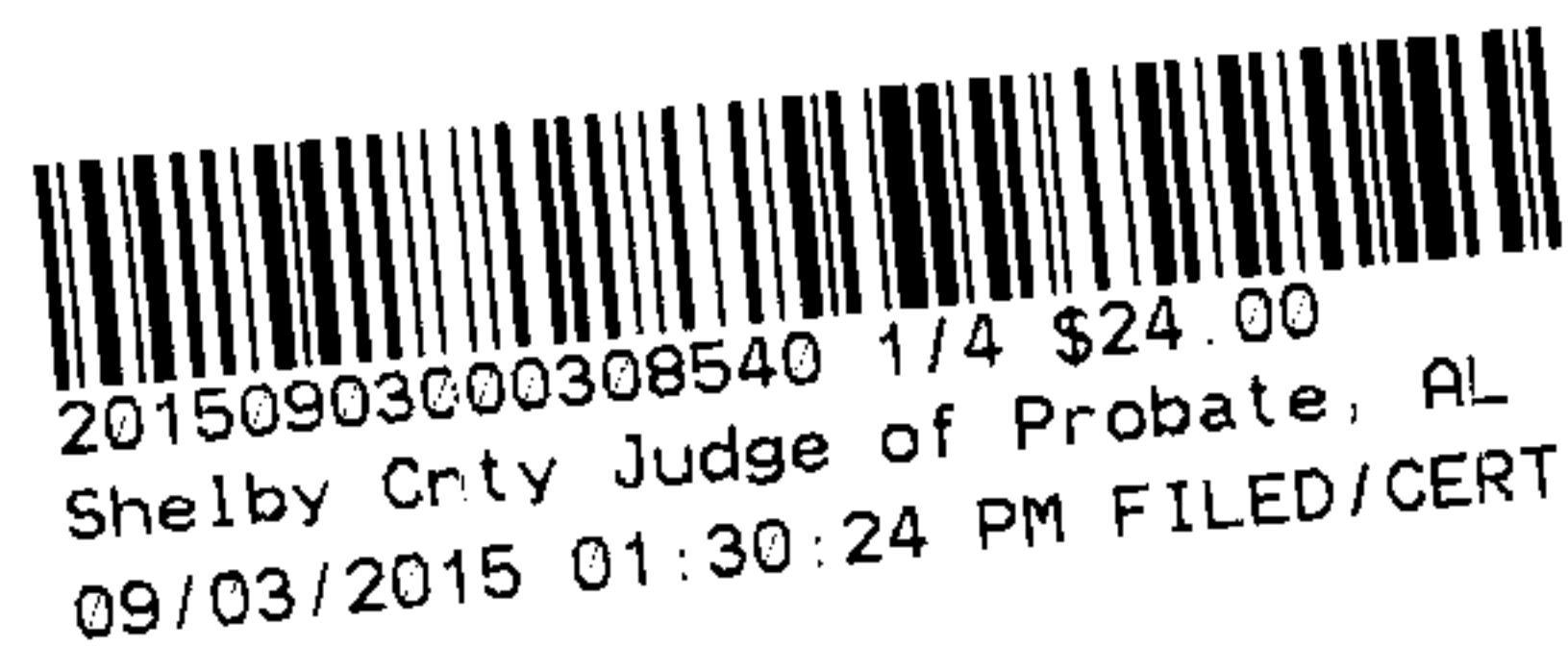
(hereinafter referred as the "Grantor") to

**EMILY JONES RUSHING, AS SUCCESSOR TRUSTEE
OF THE EMILY PRUITT JONES RESIDUARY TRUST
UNDER THE WILL OF EMILY PRUITT JONES,
whose mailing address is P.O. Box 531335, Birmingham, Alabama 35253,**

(hereinafter referred to as the "Grantee").

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (having a **property address of 3190 Indian Crest Dive, Pelham, Alabama 35124** and an **Assessor's Market Value for said Property of \$2,956,090.00** as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner – Parcel No. 10 5 15 0 002 053.000) (herein referred to as the "Property"), to-wit:

**See Exhibit "A," attached hereto and made a part hereof, for the legal description
of the Property.**



TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of the Grantor in and to any and all roads, alleys and ways bounding said premises.

SUBJECT TO:

1. Taxes for the current year and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; any and all recorded or unrecorded leases affecting said Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said Property.

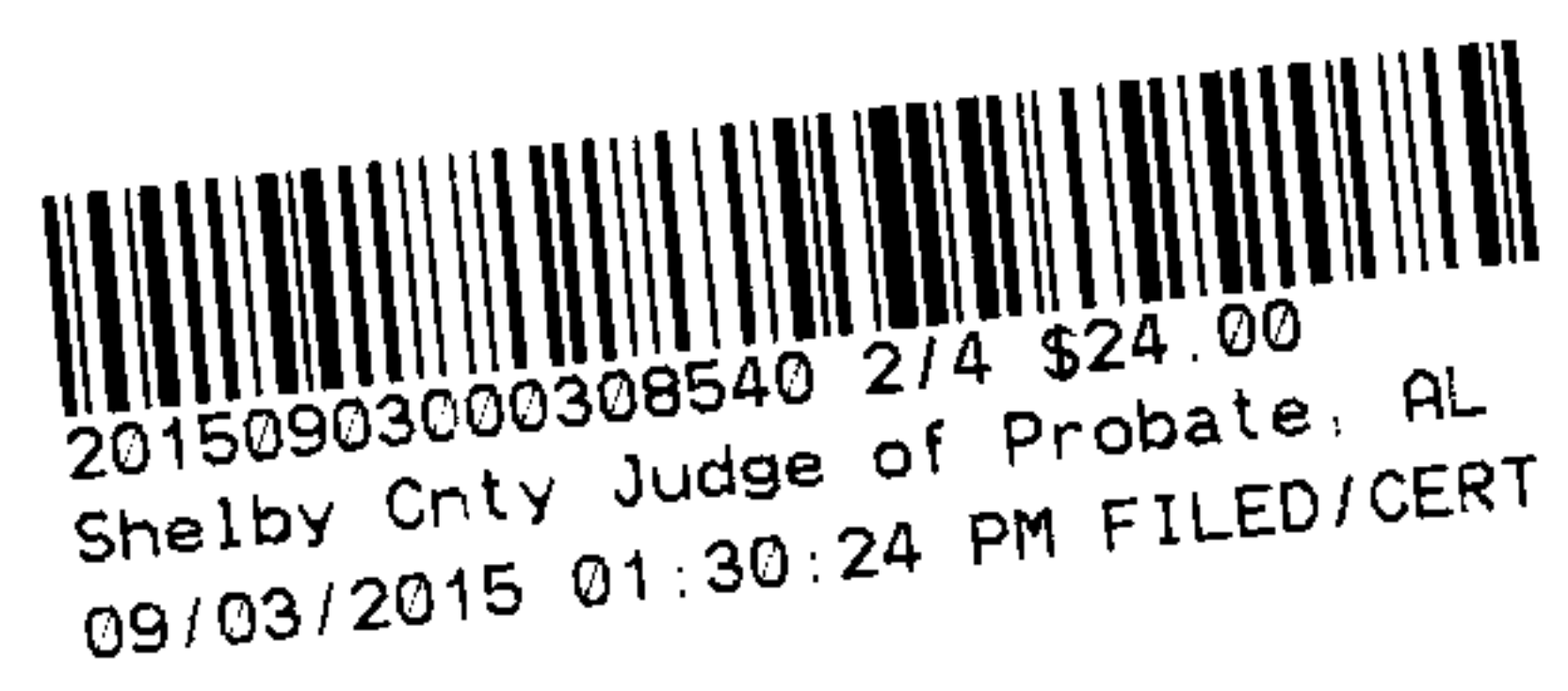
TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, forever.

NOTE: The Property being conveyed hereby is the same property conveyed to Emily P. Jones by deed from V. H. Huey and wife, Lucile C. Huey, dated May 22, 1965, and filed for record on June 2, 1965, in Book 235, Page 820, in the Probate Office of Shelby County, Alabama. Emily P. Jones and Emily Pruitt Jones are one and the same person.

NOTE: The Property being conveyed hereby **IS and will remain** the homestead of Saunders Jones, II, the surviving husband of Emily Pruitt Jones, deceased, and the primary beneficiary of The Emily Pruitt Jones Residuary Trust under the Last Will and Testament of Emily Pruitt Jones.


NOTE: This instrument is being executed by the undersigned Grantor solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned Grantor in her individual capacity, and the undersigned Grantor expressly limits her liability hereunder solely to the property now or hereafter held by her as the Personal Representative of the Estate of Emily Pruitt Jones.

**-Remainder of Page Intentionally Left Blank-
-Signature Page Follows-**



IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:

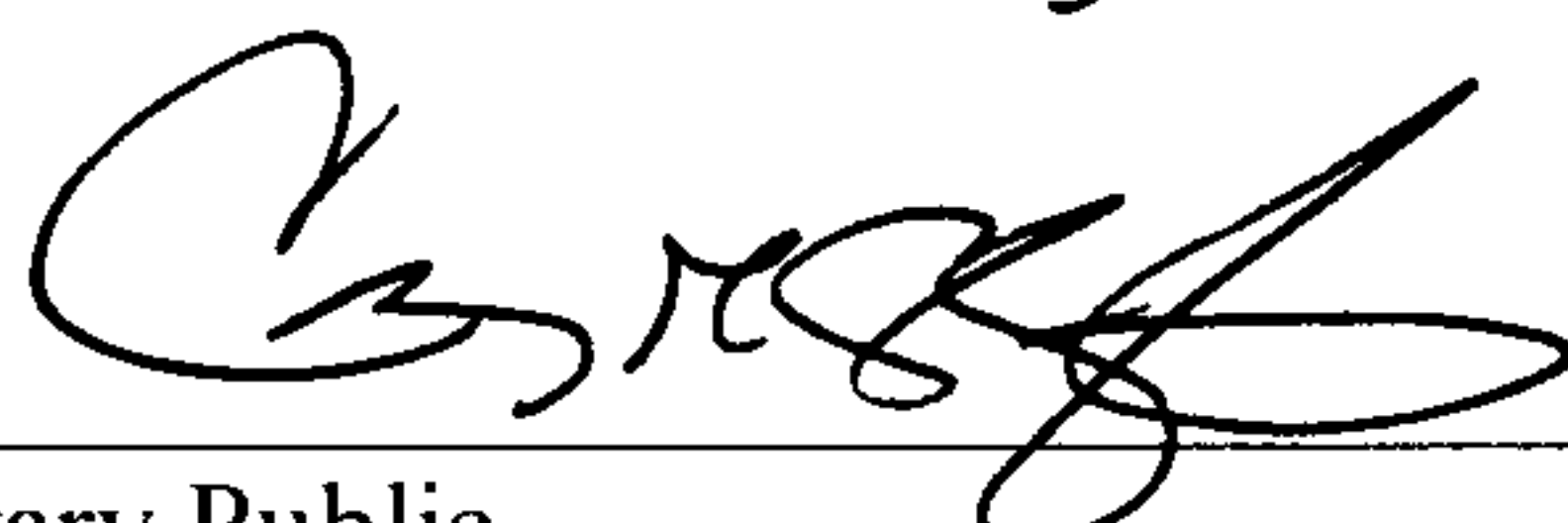

EMILY JONES RUSHING as Personal
Representative of the Estate of Emily Pruitt Jones,
Deceased

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Emily Jones Rushing, whose name as Personal Representative of the Estate of Emily Pruitt Jones, 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 said conveyance, she, in such capacity and with full authority, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal, this the 31 day of August, 2015.

(SEAL)


Notary Public
My Commission Expires: MY COMMISSION EXPIRES 08/24/2016

This Instrument Prepared By:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



20150903000308540 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/03/2015 01:30:24 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, part of the W $\frac{1}{2}$ of SE $\frac{1}{4}$, and part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$, all in Section 15, Township 19 South, Range 2 West, Shelby County, Alabama., said parts being more particularly described as follows:

From the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15, run North along the East line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, for 341.21 ft, thence right 90°11' and East for 227.67 feet to a point in the center of the old Birmingham-Columbiana Road, said point being the point of beginning of the land herein conveyed: Thence from said point of beginning turn an angle of 180° and run West for 2546.66 feet, to the center of a road, thence right 85°06' and Northerly along said road for 230.4 feet, thence right 21°25' and Northerly along said road for 617.31 feet to an intersection with Indian Crest Drive, thence right 41°34' and Northeasterly along Indian Crest Drive for 249.09 feet, thence left 9° 45' and Northeasterly for 167.92 feet to the point of curve of a curve to the left, said curve having a central angle of 33°23' and a radius of 318.23 feet, thence along the arc of said curve for 185.39 feet, thence northeasterly along a line tangent to said curve for 183.64 feet to the point of curve of a curve to the right, said curve having a central angle of 31°42' and a radius of 151.81 feet, thence along the arc of said curve to the right for 83.99 feet, thence northeasterly along a line tangent to said curve for 260.06 feet to the point of curve of a curve to the right, said curve having a central angle of 24°33' and a radius of 470.17 feet, thence along the arc of said curve to the right for 201.63 feet, thence Northeasterly along a line tangent to said curve for 145.2 feet, thence left 18°24' and Northeasterly for 104.4 feet to the centerline of the Caldwell Mill Road, thence right 90° and Southeasterly along the center line of the Caldwell Mill Road for 1925.7 feet to the point of curve of a curve to the right, said curve having a radius of 1432.7 feet, thence along the arc of said curve (said arc being the centerline of Caldwell Mill Road) for 255 feet to an intersection with the centerline of the old Birmingham-Columbiana Road, thence right and South along the centerline of said old Birmingham-Columbiana Road for 111.4 feet to the point of beginning. Containing 66.4 acres, more or less, subject to the existing road right of way.

Subject to and excepting minerals underlying that portion of subject property that lies within the E $\frac{1}{2}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, with mining rights and privileges thereto belonging; and

Subject to right of way to Shelby County recorded in Deed Book 216, Page 9, in Probate Office of Shelby County, Ala.

situated in Shelby County, Alabama.