

Prepared By:
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Battles Law Firm, LLC
Post Office Box 352
Pinson, Alabama 35126
File No. 16-005921

Grantors Address:
Estate of James Wesley Liveoak
c/o Mark Liveoak, Personal
Representative
7686 Sharon Circle
Pinson, Alabama 35126

Send Tax Notice To:
Pumpkin Hollow Association, Inc.
18274 Highway 55
Sterrett, Alabama 35147

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**



20160309000076640 1/2 \$79.00
Shelby Cnty Judge of Probate, AL
03/09/2016 12:58:17 PM FILED/CERT

ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT IN PURSUANT to the powers and authority of the terms of the Last Will and Testament of **James Wesley Liveoak, Deceased, Probate Court No. 2015-226319, in the Probate Court of Jefferson County, Alabama, Birmingham Division, I, Mark Liveoak, (herein referred to as GRANTOR), solely in my capacity as **Personal Representative** of the Estate of **James Wesley Liveoak, Deceased**, and pursuant to the authority granted to me by the Letters Testamentary issued on September 2, 2015, do grant, bargain, sell, and convey unto **Pumpkin Hollow Association, Inc.** (herein referred to as GRANTEE), any and all interest of the said decedent in the following described real estate situated in **Shelby County, Alabama**, to-wit:**

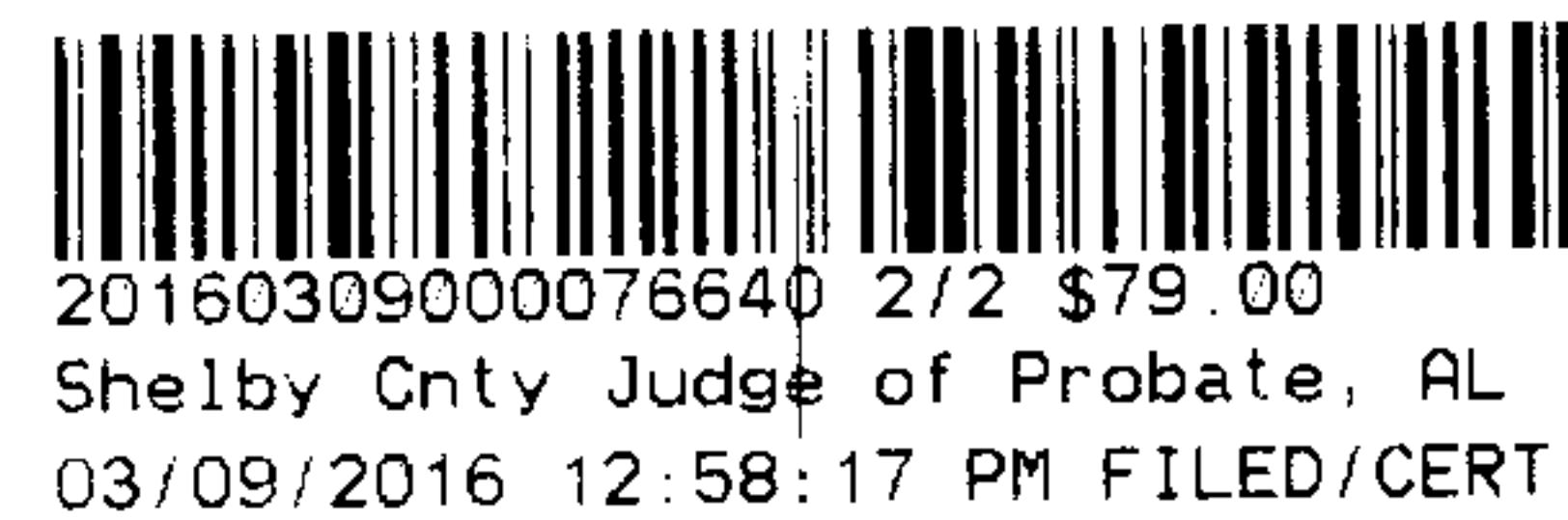
A Parcel of land situated in the Northeast 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence N 01° 37' 42" W a distance of 670.08' to a 2 inch pipe; thence N 89° 47' 06" W a distance of 419.38' to the Easterly right of way line of Shelby County Highway 55 (80 foot ROW); thence S 27° 31' 07" W along said right of way a distance of 102.80' to the point of a curve to the left, having a radius of 760.00', a central angle of 06° 16' 36" and subtended by a chord which bears S 24° 22' 49" W, with a chord distance of 83.22'; thence along said curve and right of way, an arc distance of 83.26' to the point of a reverse curve to the right having a radius of 1505.00'; a central angle of 24° 05' 53" and subtended by a chord which bears S 33° 17' 27" W, a chord distance of 628.34'; thence along said curve and right of way, an arc distance of 632.99'; thence S 45° 20' 24" W along said right of way a distance of 260.85' to a point of a curve to the left having a radius of 890.00', a central angle of 13° 25' 14" and subtended by a chord which bears S 38° 37' 47" W a chord distance of 207.99'; thence along said curve and right of way, a distance of 208.47'; thence S 56° 25' 48" E and leaving said right of way, a distance of 533.85'; thence N 90° 00' 00" E a distance of 755.24'; thence N 01° 41' 22" W a distance of 662.11' to the point of beginning.

According to that Survey of William D. Callahan, Jr., AL Reg No. 28251, of South Central Surveying, LLC, dated February 20, 2016. This being the same property conveyed to James W. Liveoak and Sara S. Liveoak in that deed recorded in Book 0233, Page 0463, less and except that property conveyed to Mary Roensch described in that deed in Book 0244, Page 0065, in the Probate Office of Shelby County, Alabama. The purchase price of the property is \$61,590.00, based on a sales contract between the Parties.

**SUBJECT TO TAXES FOR 2016, AND SUBSEQUENT YEARS. SALES PRICE -
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF
WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.**

TO HAVE AND TO HOLD unto the said Grantee in fee simple, and to their heirs and assigns forever, together with every contingent remainder and right of reversion.

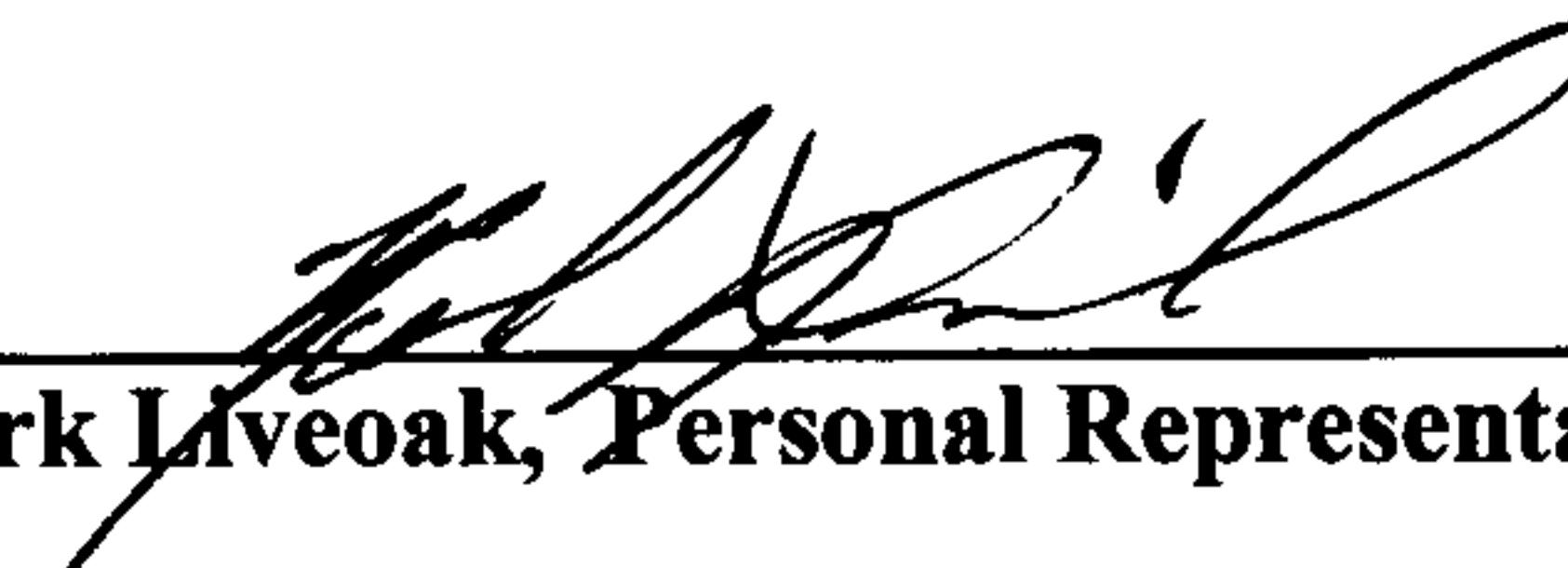


And I, Mark Liveoak, do hereby warrant, in my official capacity as Personal Representative of the Estate of James Wesley Liveoak, Deceased, and for his/ their/ its successors and assigns, covenant with the GRANTEE that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, I, Mark Liveoak, solely in my capacity as Personal Representative of the Estate of James Wesley Liveoak, Deceased, have hereunto set my hand and seal this the 1st day of March, 2016.

The Estate of James Wesley Liveoak, Deceased



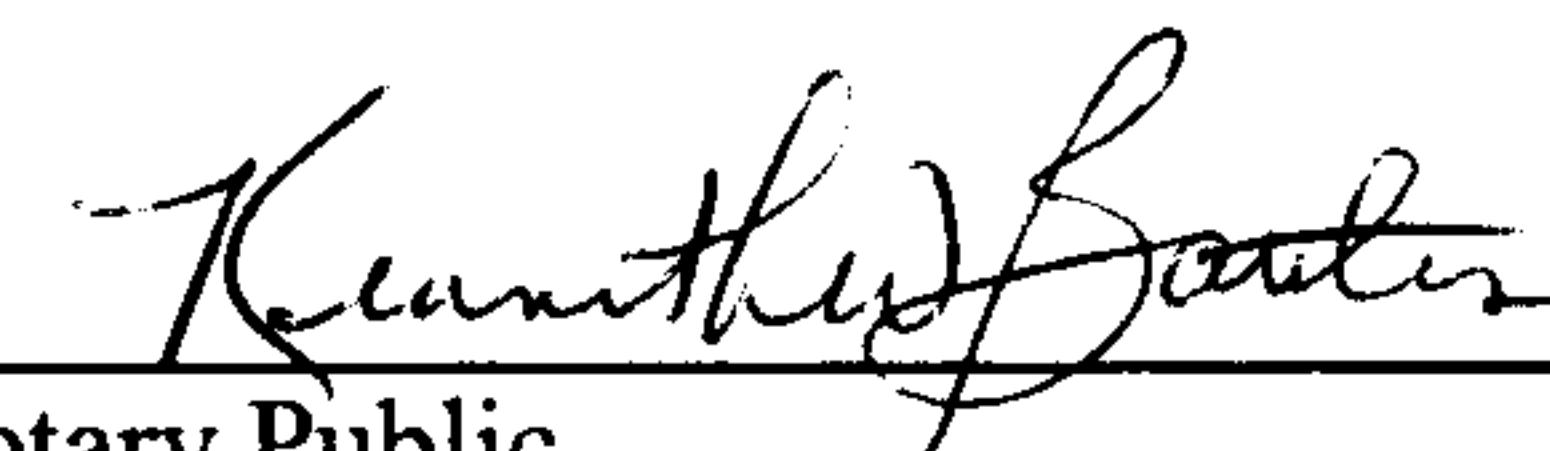
Mark Liveoak, Personal Representative

PERSONAL REPRESENTATIVE

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Liveoak, whose name as Personal Representative of the Estate of James Wesley Liveoak, 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 and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2016.



Notary Public

My Commission Expires: 06/25/2017

