

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF, AND
TO MAKE A DISTRIBUTION PURSUANT TO, ITEM SECOND OF
THE LAST WILL AND TESTAMENT OF EVELYN RUTH SPRAITZAR, DECEASED,
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA CASE NO. 2015-224228.**

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

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

Send Tax Notice to:
Curtis Leslie Spraitzar
2009 Vestavia Park Court
Vestavia Hills, Alabama 35216-3201

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**CURTIS LESLIE SPRAITZAR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
EVELYN RUTH SPRAITZAR, DECEASED,
PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, CASE NO. 2015-224228,
whose mailing address is 2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201,**

(hereinafter referred to as "Grantor"), in hand paid by

CURTIS LESLIE SPRAITZAR,
whose mailing address is **2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201,**

(hereinafter referred to as "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 (the "Property") situated in Shelby County, Alabama (being unimproved land located on Old Hwy 280, Chelsea, Alabama, and having an **Assessor's Market Value of \$159,800.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 09 7 26 0 001 016.000), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.**

SOURCE OF TITLE: Deed Book 122, Page 531, as corrected in Deed Book 137, Page 90, less property conveyed in Deed Book 125, Page 113, as corrected in Deed Book 137, Page 91, and all of the aforesaid documents having been rerecorded in Inst. #1993-05260, Probate Office of Shelby County, Alabama.

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 Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current 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 any of the Property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, 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 and all recorded or unrecorded leases affecting any of the Property; any rights of parties in possession; 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 the Property.

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns, in fee simple forever.

NOTE: Evelyn Ruth Spraitzar (the "Decedent"), being one and the same person as Evelyn R. Blackerby Spraitzar, formerly known as Evelyn R. Blackerby, died, unmarried, on or about October 8, 2014, and, at the time of her death, owned the Property being conveyed hereby.

NOTE: The Decedent's Last Will and Testament dated October 25, 2013 (the "Decedent's Will") was duly admitted to probate in Case No. 2015-224228 in the Probate Court of Jefferson County, Alabama, and, pursuant to Letters Testamentary issued in said case on July 29, 2015, Curtis Leslie Spraitzar was appointed as Personal Representative of the Decedent's estate and continues to serve in said capacity at the time of execution of this Deed.

NOTE: Pursuant to the terms of Item SECOND of the Decedent's Will, all the residuary estate of the Decedent, of which the Property being conveyed hereby forms a part, was devised and bequeathed to the Decedent's son, Curtis Leslie Spraitzar, the Grantee herein, and this Deed is being executed to evidence and complete the distribution of the Property to the beneficiary thereof pursuant to the terms of the Decedent's Will.

NOTE: The Property being conveyed hereby was not the homestead of the Decedent, who was an unmarried woman.

NOTE: This instrument is being executed by the undersigned 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 in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's estate.

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Signature Pages Follow -**


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Shelby Cnty Judge of Probate: AL
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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal this 12th
day of July, 2016.

GRANTOR:

Curtis Leslie Spraitzar
Curtis Leslie Spraitzar, as Personal Representative of the
Estate of Evelyn Ruth Spraitzar, Deceased

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Curtis Leslie Spraitzar, whose name as Personal Representative of the Estate of Evelyn Ruth Spraitzar, 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, he, as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of July, 2016.

(SEAL)

Nancy E. May
Notary Public
My Commission Expires: 12/14/2018
MY COMMISSION EXPIRES 12/14/2018

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



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the Northwest Quarter of Section 26, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 26; thence S2°30'E, along and with the West line of said quarter-quarter section, 270.4 feet to a point; thence S40°55'E, leaving said West line, 448.9 feet to the northerly margin of Highway 91 (now known as Shelby County Highway 280); thence in an easterly direction following the curvature of the highway along the North boundary line of said highway to the East line of the West one-half of said quarter section and the point of beginning; thence N2°15'W 1574.4 feet (measures N0°48'18"E 214.99 feet, N0°45'10"E 324.27 feet, N0°47'25"E 509.91 feet, N2°47'17"E 518.23 feet) to the top of a ridge; thence in a southwesterly direction, along and with the top of said ridge, the following 12 courses and distances: S26°35'11"W 50.85 feet to a point, S28°26'01"W 49.05 feet to a point, S18°24'06"W 33.35 feet to a point, S47°59'15"W 63.52 feet to a point, S57°19'20"W 41.36 feet to a point, S68°23'44"W 68.22 feet to a point, S57°24'01"W 75.58 feet to a point, S50°43'38"W 92.69 feet to a point, S44°25'28"W 127.09 feet to a point, S38°03'31"W 61.11 feet to a point, S35°46'00"W 88.34 feet to a point and S36°40'06"W 41.69 feet to a point; thence S1°12'38"W, leaving said ridge, 827.46 feet to a point; thence N89°21'53"E 104.41 feet to a point; thence S3°37'21"W 207.21 feet to a point on the northerly margin of Highway 91 (now known as Shelby County Highway 280); thence N87°20'30"E, along and with said northerly right-of-way margin, 427.79 feet to the point of beginning.

According to Survey of Jerry O. Peery, Alabama PLS No. 12697, dated January 21, 1996, as revised.



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