

**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 Hwy 39, Williamson Road (Hwy 433), and Hwy 440, Chelsea, Alabama, and having an **Assessor's Market Value of \$82,520.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 09 7 26 0 002 007.000), to-wit:

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

SOURCE OF TITLE: Deed Volume 125, Page 447, and Book 291, Page 403, as rerecorded in Book 357, Page 470, all as corrected in Inst. #1992-4520; and Inst. #1993-21461, 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") 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 -**


20160720000254030 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/20/2016 01:00:00 PM FILED/CERT

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: _____

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


20160720000254030 3/4 \$25.00
Shelby Cnty Judge of Probate: AL
07/20/2016 01:00:00 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 26, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and lying northerly of Shelby County Highway 440, easterly of Shelby County 39 and easterly and northeasterly of Williamson Road all as situated in June, 1993, and being more particularly described as follows:

Commence at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 26; thence in a northerly direction along and with the easterly line of said quarter-quarter section 1298.56 feet to an iron pipe; thence with a deflection of $0^{\circ}10'17''$ left, 317.81 feet to an old iron pipe in the root of a tree; thence with a deflection of $0^{\circ}18'16''$ right, 55.15 feet to an iron pin on the northerly margin of Shelby County Highway 440, said highway having a prescriptive right-of-way, and the point of beginning; thence in a southwesterly direction along and with said northerly prescriptive right-of-way margin to the intersection with the northeasterly prescriptive right-of-way margin of Williamson Road, for the purpose of this description along and with the following three courses: with a deflection of $105^{\circ}17'55''$ left, 249.63 feet to a point; thence with a deflection of $3^{\circ}36'01''$ left 116.55 feet to a point; thence with a deflection of $33^{\circ}53'47''$ right 41.15 feet to a point; thence in a northerly and northwesterly direction along and with the easterly and northeasterly prescriptive right-of-way margin of Williamson Road to the intersection with the easterly prescriptive right-of-way margin of Shelby County Highway 39, for the purpose of this description along and with the following two courses: with a deflection of $56^{\circ}11'50''$ right, 133.74 feet to a point; thence with a deflection of $14^{\circ}27'46''$ left, 273.28 feet to a point; thence in a northerly direction along and with the prescriptive right-of-way margin of Shelby County Highway 39 to a point, for the purpose of this description along and with the following two courses: thence with a deflection of $29^{\circ}41'27''$ right, 184.88 feet to an iron pin; thence with a deflection of $3^{\circ}51'08''$ right, 112.92 feet to an old iron pipe; thence with a deflection of $88^{\circ}59'55''$ right, leaving said prescriptive right-of-way, 594.87 feet to an iron pipe on the easterly line of the Northwest Quarter of the Southeast Quarter; thence with a deflection of $90^{\circ}43'35''$ right, along and with said quarter-quarter section line 567.12 feet to the point of beginning, forming a closing interior angle of $105^{\circ}17'55''$.

According to Survey of Jerry O. Peery, Alabama Reg. No. 12697, dated June 26, 1993.


20160720000254030 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
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