This instrument was prepared by Wayne Simmons, Esq. 117 River Run Road Childersburg, AL 35044

send tax notice to: Lindell Howard 212 N. River Dr. Shelby At 35143

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Joel David Howard ("decedent") died testate November 3, 2009;

WHEREAS, decedent's Will was received for probate in Shelby County, Alabama Case Number PR-2010-000662:

WHEREAS, Lindell Syx Howard is the duly appointed Personal Representative of said Estate and is presently serving in said capacity;

WHEREAS, Lindell Syx Howard is the sole beneficiary under decedent's Will; and

WHEREAS, the undersigned Grantor desires and is properly empowered to transfer and convey the real property described herein to the sole beneficiary/Grantee;

NOW, THEREFORE, Lindell Syx Howard, as Personal Representative of the Estate of Joel David Howard (GRANTOR), pursuant to Ala. Code § 43-2-640, in hand paid by Lindell Syx Howard (GRANTEE), for and in consideration of Ten and no/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, and, convey unto GRANTEE and his/her assigns forever in fee simple, the following described real property situated in Jefferson County, Alabama, to-wit:

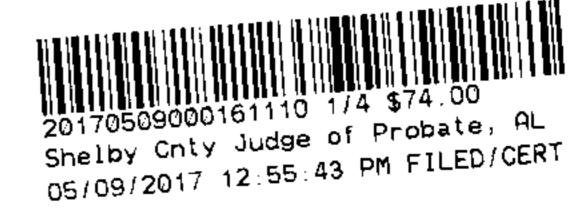
An undivided one-half (1/2) interest in the following real property:

PARCEL II legally described as:

Commence at the SW corner of the SW ¼ of the NW ¼, of Section 29. Township 21 South, Range 1 West; thence run Easterly along the South line thereof for 649.51 feet; thence 114 degrees 5 minutes 15 seconds left run Northwesterly for 159.81 feet to the point of beginning; thence continue along the last described course for 356.55 feet to the Southeasterly right of way of Alabama State Highway 70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 103.59 feet; thence 90 degrees 00 minutes 00 seconds left run Southwesterly for 10.00 feet; thence 90 degrees 49 minutes 42 seconds left run Southeasterly for 355.59 feet; thence 90 degrees 00 minutes 00 seconds left run Southeasterly for 355.59 feet; thence 90 degrees 00 minutes 00 seconds left run Northeasterly for 183.20 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945

Shelby County: AL 05/09/2017 State of Alabama Deed Tax: \$50.00



PARCEL III legally described as:

Commence at the SW corner of the SW ¼ of the NW ¼ of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line thereof for 649.5 feet to the point of beginning; thence continue last described course for 174.17 feet; thence 114 degrees 05 minutes 15 seconds left run Northwesterly for 579.58 feet to the Southerly right of way of Alabama State Highway #70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 159.19 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly 516.35 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945.

PARCEL IV legally described as:

Commence at the SW corner of the SW ¼ of the NW ¼ of Section 29, Township 21 South. Range 1 West; thence run Easterly along the South line thereof for 823.67 feet to the point of beginning; thence continue last described course for 266.99 feet to the Westerly right of way of Shelby County Highway #97; thence 103 degrees 01 minutes 34 seconds left run Northerly along said right of way for 713.03 feet to the Southerly right of way of Alabama State Highway #70; thence 57 degrees 52 minutes 20 seconds left run Northwesterly along last said right of way for 53.01 feet; thence 40 degrees 21 minutes 40 seconds left run Southwesterly along said right of way for 329.82 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly for 579.58 feet to the point of beginning. According to undated survey of Thomas E. Simmons, RLS #12945.

Together with all and singular, the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging; also all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever, SUBJECT TO any and all mortgages, encumbrances, easements, restrictions, reservations, rights-of-ways appearing of record, and, ad valorem taxes affecting the above-described property.

And the GRANTOR does covenant with GRANTEE, her heirs, personal representatives, successors, and, assigns only against her own acts; that she has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that the GRANTOR will so warrant and defend to said GRANTEE, her heirs, personal representatives, successors, and assigns.

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		WHEREOF,							
Represent	ative of the	Estate of Joel	David	Howard, has	hereunto	set he	r hand and	i sea	al this the
25+4 da	ay of	ril	. 2017.	•					
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Lindell Sy	yx Howard								

STATE OF AL	ABAMA)
COUNTY OF	SKELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Lindell Syx Howard, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

res 3/20/19

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Real Estate Sales Validation Form

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	Document must be filed in accord	gance wit						
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05/09/2017 12:55:43	PM FILED/CERT	Asses	ssor's Market Value	\$				
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Closing States	ment							
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(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1