

Send tax notice to:

Sam A. Lewis, Jr.
1060 Forest Brook Drive
Birmingham, Alabama 35226

Assessor's Property Tax Parcel/Account
Number: 33 1 01 0 001 023.000

TITLE NOT EXAMINED

This instrument prepared by:
Brooke A. Everley
Everley Law, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
 :
SHELBY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Sam A. Lewis, Sr. (also known as Sam Ashworth Lewis, Sr. and Sam Lewis) (the "Decedent"), died testate on December 1, 2016, and the Last Will and Testament of the Decedent, dated February 25, 1989 (the "Will"), was duly admitted to probate in the Probate Court of Jefferson County, Alabama (Case No. 2016-230293);

WHEREAS, Sam A. Lewis, Jr., who resides at 1060 Forest Brook Drive, Birmingham, Alabama 35226, is the duly appointed and acting successor personal representative of the Will (the "Personal Representative");


WHEREAS, at the time of his death, the Decedent owned an interest in certain real property described below in this Personal Representative's Deed (the "Real Property"), and the Real Property is subject to disposition as part of the Decedent's residuary estate under ITEM ONE of the Will;

WHEREAS, ITEM ONE of the Will directs the Personal Representative to distribute the Real Property to the Decedent's spouse, Charlotte Ann Lewis, if she survives him, and if not, to his son, Sam A. Lewis, Jr.;

WHEREAS, the Decedent's spouse, Charlotte Ann Lewis, did not survive the Decedent, but the Decedent's son, Sam A. Lewis, Jr., did survive the Decedent;

WHEREAS, the Personal Representative is executing this deed for the purpose of confirming and perfecting the transfer of title of the Real Property to Sam A. Lewis, Jr., who resides at 1060 Forest Brook Drive, Birmingham, Alabama 35226 (the "Grantee"), pursuant to the Will;

NOW THEREFORE, in consideration of the premises, the Personal Representative does hereby grant, bargain, sell, and convey unto the Grantee the Decedent's entire interest in and to the following real property situated in Shelby County, Alabama, to wit:


20170831000318680 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/31/2017 01:24:47 PM FILED/CERT

A tract located in the Southwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary of said $\frac{1}{4}$ section for a distance of 645.0 feet to a point; thence turn an angle of 17 degrees 14 minutes to the right and run 326.22 feet to the point of beginning of the parcel of land herein described, being a point on the South right-of-way line of a county road; thence turn left 00 degrees 33 minutes 01 seconds continuing Southwesterly for 304.94 feet; thence turn left 86 degrees 44 minutes 52 seconds Southeasterly for 36.22 feet; thence turn right 83 degrees 21 minutes 37 seconds Southwesterly for 113.40 feet; thence turn right 35 degrees 04 minutes 42 seconds Southwesterly for 48.06 feet; thence turn left 25 degrees 22 minutes 40 seconds Southwesterly for 56.92 feet; thence turn left 85 degrees 15 minutes 05 seconds Southeasterly for 266.15 feet to a point; thence turn an angle of 117 degrees 51 minutes to the left and run 103.1 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 40.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed in a Northerly direction along the West boundary of a county road (Project A.P. 17) for 496.94 feet to a point, also being a point on the South right-of-way line of a county road (spur off Project A.P. 17); thence turn an angle of 67 degrees 46 minutes to the left and run along said South right-of-way line for 61.23 feet to the point of beginning. LESS AND EXCEPT any part lying within a road right-of-way.

Said parcel of land is lying in the Southwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

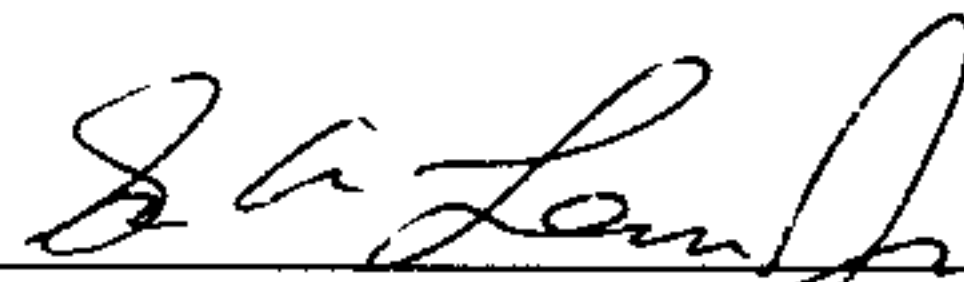
The Real Property is located at 293 Merrell Beach Road, Shelby, Alabama 35143, and is that same property conveyed by that certain Warranty Deed recorded on July 06, 2000 as Instrument # 2000-22400 in the Probate Office of Shelby County, Alabama (the "2000 Deed"). The 2000 Deed conveyed the Real Property to Sam A. Lewis, Sr. and Charlotte A. Lewis as joint

tenants with right of survivorship. Charlotte A. Lewis did not survive the Decedent; therefore, the Decedent was the sole owner of the property at the time of his death. The value of the Real Property, based on the tax assessment for the year of the Decedent's death, is \$225,210.

It is the intention of the Personal Representative to convey to the Grantee all of the Decedent's interest in the above-described Real Property owned by the Decedent at the time of her death, whether accurately described herein or not.

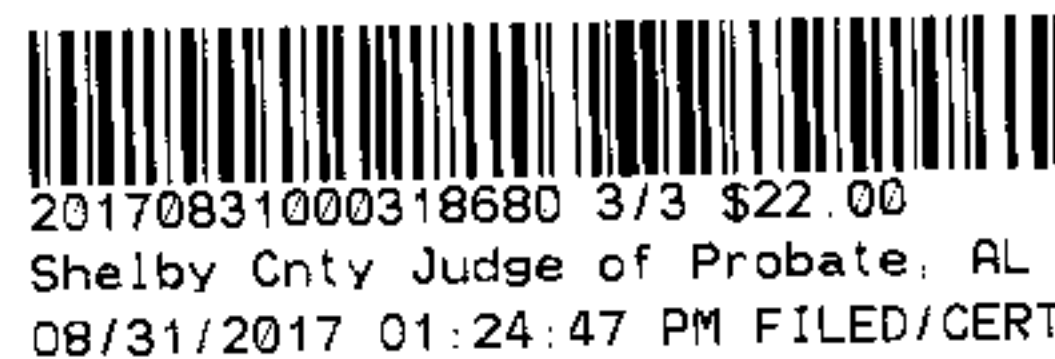
The undersigned has executed this Personal Representative's Deed solely in his capacity as a Personal Representative of the Will, and nothing herein contained shall be construed to impose liability on her in her individual capacities.

IN WITNESS WHEREOF, the Personal Representative has hereunto set his hand as of this 21st day of August, 2017.



Sam A. Lewis, Jr., as a Personal Representative of
the Will of Sam A. Lewis, Sr. (also known as
Sam Ashworth Lewis, Sr. and Sam Lewis)

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam A. Lewis, Jr., whose name as a Personal Representative of the Will of Sam A. Lewis, Sr. (also known as Sam Ashworth Lewis, Sr. and Sam Lewis), is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 21 day of Aug, 2017.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

MATTHEW BASS
ALABAMA STATE AT LARGE
TERM 05/16/17 TO 05/16/21