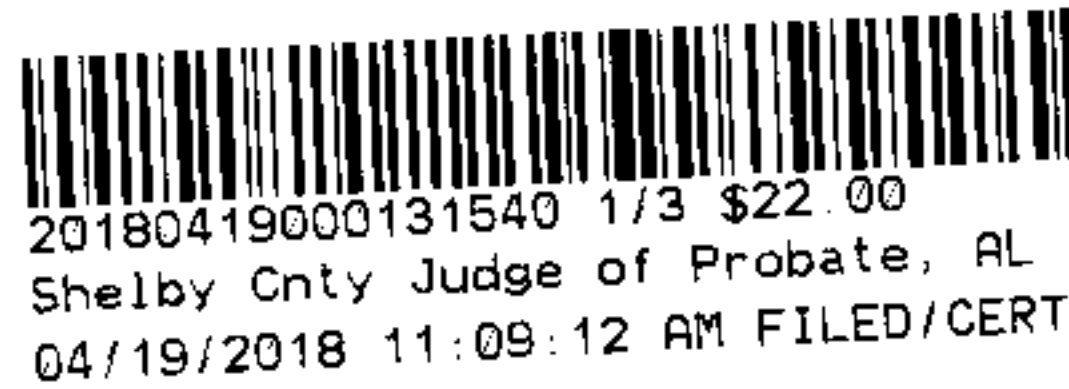


This instrument prepared by:  
Turnbach, Warren, Rice, Lloyd,  
Frederick & Smith, P.C.  
P. O. Box 129  
Gadsden, Alabama 35902



Grantor's Name and Address:

Grace Andrews  
4010 Rosehaven Circle East  
Southside, AL 35907

Grantee's Name and Address:

Jane Andrews Rich and Jason Rich  
4010 Rosehaven Circle East  
Southside, AL 35907

Property Address:

26252 Highway 25 South  
Wilsonville, AL 35186

Date of Sale:

3/29/18  
Total Purchase Price: \$  
or Actual Value: \$  
or Assessor's Market Value \$ 96,950

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one)  
(recording of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal ☐ Sales Contract ☐ Closing Statement  
☒ Other Last Will and Testament of Grace H. Andrews

Space above line for recording information only

STATE OF ALABAMA }  
COUNTY OF SHELBY }

**PERSONAL REPRESENTATIVE'S WARRANTY DEED**  
**WITH RIGHT OF SURVIVORSHIP**

This Indenture, made this 29th day of March, 2018, between **JASON RICH, Personal Representative of the Estate of GRACE H. ANDREWS (Etowah County Probate Court Case No. S-9881)**, (herein referred to as Personal Representative) and **LINDA JANE ANDREWS RICH (a married woman)**, individually; (all herein referred to as Grantors) and **JANE ANDREWS RICH and JASON RICH** (herein referred to as Grantees).

**WITNESSETH**

That the Grantor(s), in consideration of TEN AND 00/100THS (\$10.00) DOLLARS in hand paid by the Grantees, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate to-wit:

Commence at the NE corner of Section 36, Township 20 South, Range 1 East, City of Wilsonville, Shelby County, Alabama; thence South 00 degrees 43 minutes 17 seconds East, a distance of 144.67 feet to the POINT OF BEGINNING; thence South 00 degrees 44 minutes 28 seconds East, a distance of 651.98 feet; thence South 86 degrees 40 minutes 34 seconds West, a distance of 493.24 feet to the

northeasterly R.O.W. line of Shelby County Highway 61; 80' RO, said point also being the beginning of a curve to the left, having a radius of 1,467.07, a central angle of 16 degrees 24 minutes 12 seconds and subtended by a chord which bears North 33 degrees 20 minutes 55 seconds West and a chord distance of 421.15 feet; thence along the arc of said curve and said R.O.W. line, a distance of 422.59 feet; thence North 86 degrees 51 minutes 51 seconds East and leaving said R.O.W. line, a distance of 180.51 feet; thence 37 degrees 58 minutes 18 seconds East, a distance of 262.47 feet; thence North 00 degrees 44 minutes 28 seconds West, a distance of 385.20 feet; thence North 86 degrees 51 minutes 51 seconds East, a distance of 278.40 feet to the beginning of a curve to the left, having a radius of 1,582.69, a central angle of 11 degrees 04 minutes 43 seconds and subtended by a chord which bears South 19 degrees 15 minutes 18 seconds East, and a chord distance of 305.55 feet; thence along the arc of said curve a distance of 306.03 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, Al. Reg.#21784, dated July 19, 2007.

**\*This conveyance is pursuant to the Will of GRACE H. ANDREWS, deceased, Etowah County Probate Court File No.:S-9881. Linda Jane Andrews Rich was the sole heir of the Estate of Grace H. Andrews.**

**\*\*Preparer of this deed has not checked the title to the above described property, and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.**

**LEGAL DESCRIPTION PROVIDED TO DEED PREPARER BY THE GRANTORS**

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Personal Representative covenants that he in all respects made this conveyance pursuant to the authority granted by the Will of GRACE H. ANDREWS, deceased, and that he has not done or suffered any act since he became Personal Representative of aforesaid whereby the above-granted premises, or any part hereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

And said Grantor, for herself and for her heirs, executors and administrators, do covenant with said Grantees, their heirs and assigns, that said Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, that said Grantor has a good right to sell and convey the same to the said Grantees, their heirs and assigns as aforesaid; and said Grantor will warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29<sup>th</sup>

day of March, 2018.

JASON RICH, as Personal Representative of the  
Estate of GRACE H. ANDREWS, deceased

BY: Jason Rich  
Linda Jane Andrews Rich  
LINDA JANE ANDREWS RICH, individually

STATE OF ALABAMA     }  
COUNTY OF ETOWAH   }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JASON RICH**, as Personal Representative of the Estate of GRACE H. ANDREWS, deceased, whose name 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, he in his capacity as such officer and under full authority, executed the same voluntarily on the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2018.

My commission expires:

04/08/2019

Elizabeth A. Greer  
NOTARY PUBLIC

STATE OF ALABAMA     }  
COUNTY OF ETOWAH   }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LINDA JANE ANDREWS RICH**, individually, whose name 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, he executed the same voluntarily, on the day the same bears date.


Given under my hand and official seal this 27<sup>th</sup> day of March, 2018.

My commission expires:

5-15-21

James E. Turchak  
NOTARY PUBLIC

Send tax notice to:  
4010 Rosehaven Drive Circle East  
Southside, AL 35907

  
20180419000131540 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/19/2018 11:09:12 AM FILED/CERT