



20210924000466660 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/24/2021 10:56:26 AM FILED/CERT

Alabama Last Will and Testament

of

Lynwood H. Abbott

PURSUANT TO CHAPTER 8 (PROBATE CODE)

I, Lynwood H. Abbott, resident in the City of Montevallo,
County of Shelby, State of Alabama being of sound mind, not acting
under duress or undue influence, and fully understanding the nature and extent of all my
property and of this disposition thereof, do hereby make, publish, and declare this
document to be my Last Will and Testament, and hereby revoke any and all other wills
and codicils heretofore made by me.

I. EXPENSES & TAXES

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as
soon after my death as may be reasonably convenient, and I hereby authorize my
Personal Representative, hereinafter appointed, to settle and discharge, in his or her
absolute discretion, any claims made against my estate.

I further direct that my Personal Representative shall pay out of my estate any and all
estate and inheritance taxes payable by reason of my death in respect of all items
included in the computation of such taxes, whether passing under this Will or otherwise.
Said taxes shall be paid by my Personal Representative as if such taxes were my debts
without recovery of any part of such tax payments from anyone who receives any item
included in such computation.

II. PERSONAL REPRESENTATIVE

I nominate and appoint Lynda Prime, of
Montevallo, County of Shelby, State of
Alabama as Personal Representative of my estate and I
request that (he/she) be appointed temporary Personal Representative if (he/she)
applies. If my Personal Representative fails or ceases to so serve, then I nominate
William Mallard of Montevallo, County of
Shelby, State of Alabama to serve.

III. DISPOSITION OF PROPERTY

I devise and bequeath my property, both real and personal and wherever situated, as
follows:

1st Beneficiary

Lynda Kay Abbott Prime [full name], currently of Montevallo, AL
[address], as my daughter [relation] whose last four (4) digits of their
Social Security Number (SSN) are xxx-xx-3257 with the following property:

All my personal + Real Property to include: property at:
COM NW COR NE 1/4 SE 1/4 SEC 35 & S LN Hwy 248
ALG RD ROW 480 TO POB CON E 195 SWLY 390
WLY 75 N 392.05 TO POB

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Lynwood Abbott

Grantor's Signature

Lynwood Abbott

Grantor's Name

330 Highway 24

Address

Montevallo AL 35115

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Jeff Mason

Witness's Signature

Tiffany Mason

Witness's Name

Columbiana AL 35051

Address

City, State & Zip

Elizabeth Goff Shackelford

Witness's Signature

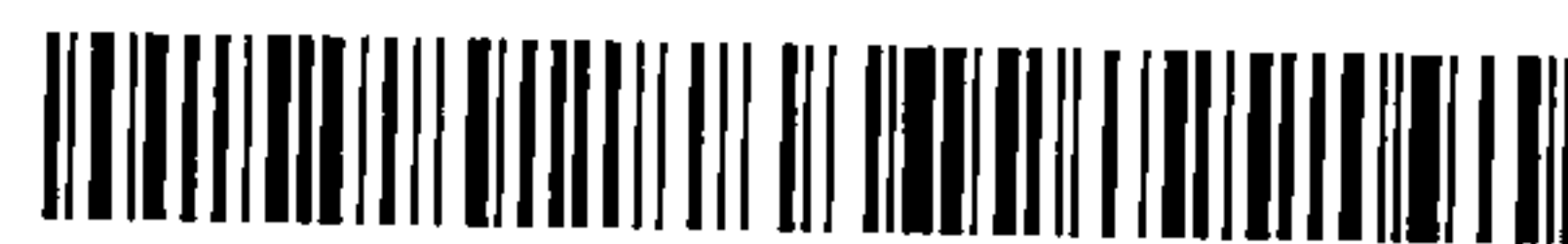
95 Albright Farm Rd

Witness's Name

Montevallo, AL 35115

Address

City, State & Zip



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STATE OF ALABAMA)

COUNTY OF Shelby)

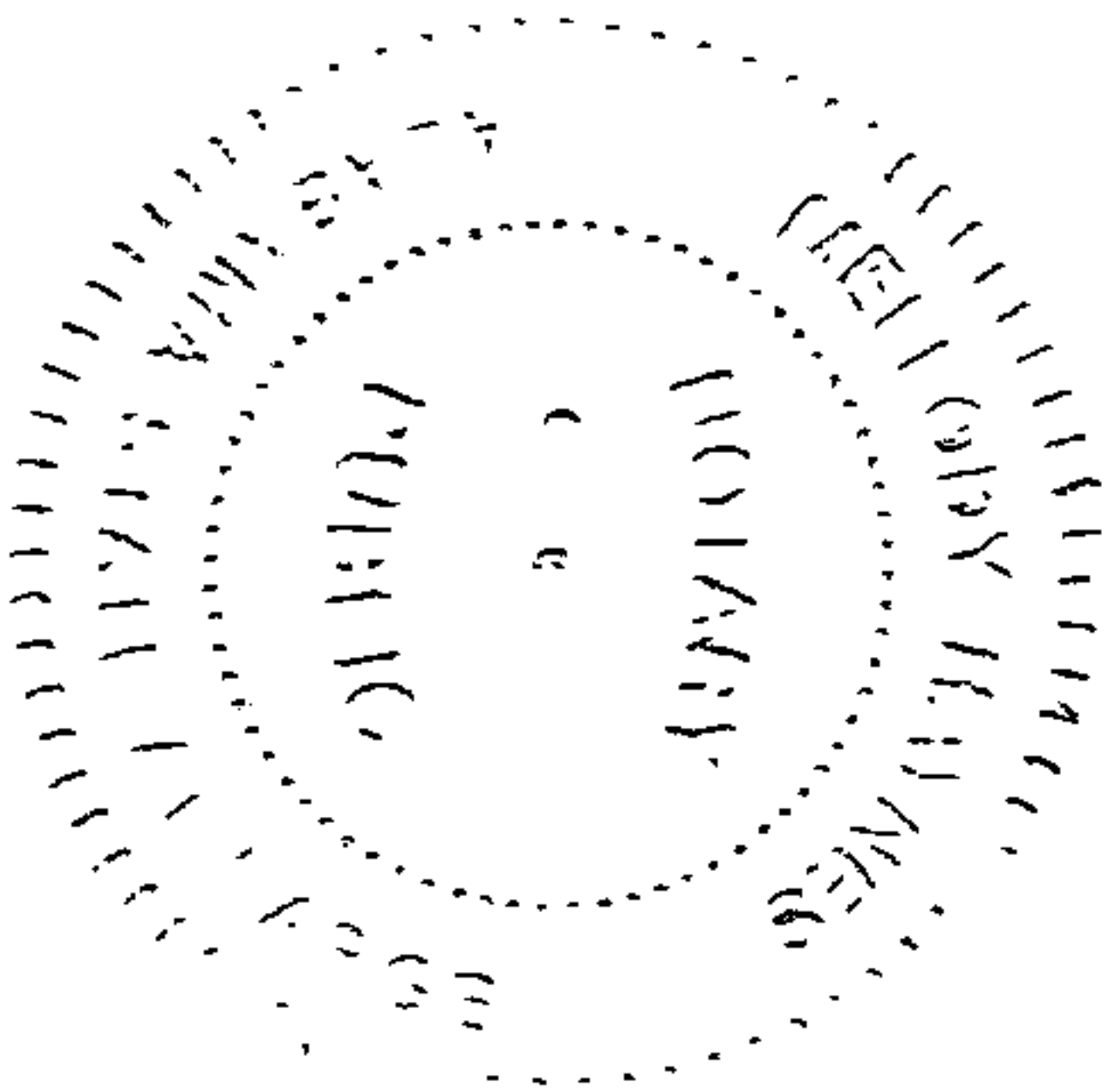
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kynwood Abbott whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same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

Given under my hand this 10th day of August, 2021.

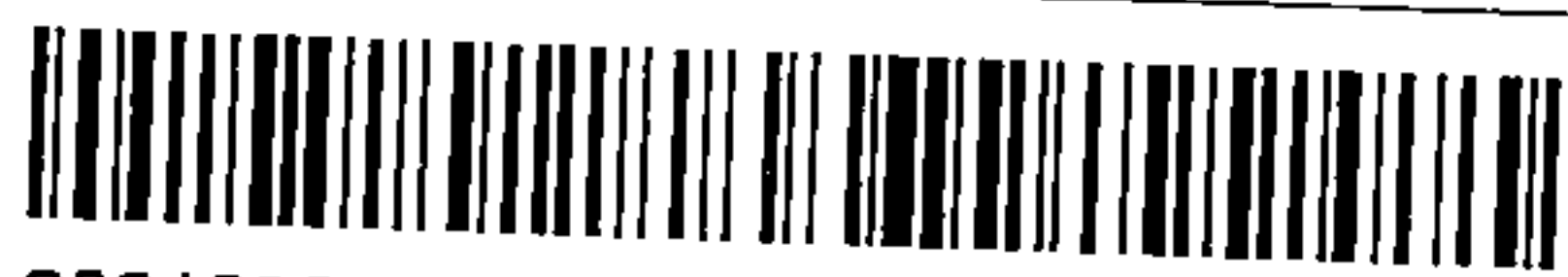
Melody Haynes
Notary Public

My Commission Expires
March 8, 2023

My Commission Expires: _____



MELLODY HAYNES
Notary Public
Alabama State at Large



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