

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100-----(\$1.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Bertie Lee Stinson and husband, Neal Stinson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sarah S. Crabtree

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The description contained below is taken from a deed dated April 21, 1917, and recorded in Deed Book 59, Page 622, from N.A. Avery, a single woman, to Sallie L. Weaver, in the Probate Office Office of Shelby County, Alabama, and more particularly described as follows:

A certain house and lot of land situated in the town of Columbiana, Alabama, and described and bounded as follows, to-wit: Commencing at the Southwest corner of the lot upon which W.L. Farley now lives and running in a Westerly direction along the Street 102 feet; thence in a Northerly direction 436 feet to the street running from the Academy lot to the Main Street; thence in an Easterly direction along said street 102 feet to the Northwest corner of the lot upon which the said W.L. Farley now resides; thence in a Southerly direction 419 feet to the beginning point containing 1 acre, more or less. The said

property herein described being bounded on the South by College Street, on the West by lot of Mr. C.E. Nivens, on the North by an Alley and on the East by the lot of W.L. Farley. LESS AND EXCEPT that lot conveyed to D.H. Bentley, Sr., as shown described in Deed Book 132, Page 120, dated February 9, 1948, in the Probate Office of Shelby County, Alabama, more particularly described as follows, to-wit: Commencing at the Northwest corner of the lot now occupied

by Sally L. Weaver, a widow, as a residence, which corner is the Northeast corner of the C.E. Niven lot; run thence in an Easterly direction along street leading from Grammar School to Main Street 102 feet to the Northeast corner of Sally L. Weaver's property; run thence in a Southerly direction along East boundary of Sally L. Weaver's property and West boundary of Victor Milstead's lot 160 feet; run thence in a Westerly direction and parallel with the above described street 102 feet to the East line of C.E. Niven lot; run thence in a Northerly direction along East side of C.E. Niven lot to point of beginning. Said lot being the North 160 feet of Sally L. Weaver's lot. Situated in Shelby County, Alabama.

GRANTORS herein reserve a life estate in and to the above described property. The above GRANTOR, Bertie Lee Stinson, is the only heir-at-law and next of kin of George W. Weaver and Sallie Weaver, both deceased.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of March, 1982

Dr. 1700.50  
Rec'd 1.50  
Jan 1.00  
3.00

1982 MAR 12 PM 1:36  
PROBATE

(SEAL) Bertie Lee Stinson  
Bertie Lee Stinson (SEAL)

(SEAL) Neal Stinson  
Neal Stinson (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment  
a Notary Public in and for Shelby County,

I, the undersigned authority  
in said State, hereby certify that  
Bertie Lee Stinson and husband, Neal Stinson

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, the being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 11th day of March, A.D. 1982

W. R. Justice  
Notary Public