

1244

SEND TAX NOTICE TO:

(Name) ✓ Rena Davis

(Address) 305 E. College Street

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051
Columbiana, Ala. 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Clara Belle Cobb, a single woman and the widow of Herlen Cobb, and
Peggy C. Nivens, a married woman

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

Rena Davis

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

A lot of land in the Town of Columbiana, Alabama, described as follows:
Beginning at a point on the South line of East College Street 157 1/2 feet East of the East line of Catherine Street, which point of beginning is on the South line of said East College Street and is the Northeast corner of the residence lot of Irene Tinney and from said beginning run eastward along the South line of said street 81 1/2 feet to the Northwest corner of the residence lot of J.M. Leonard, Jr.; thence Southward along the West line of said J.M. Leonard lot 206 feet; thence Westward and parallel with East College Street 81 1/2 feet; thence Northward and parallel with the West line of said J.M. Leonard lot 206 feet to the point of beginning.

Subject to the following:

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 90, page 228, in the Probate Office of Shelby County, Alabama.

The property herein conveyed does not constitute any part of the homestead of the grantor, Peggy C. Nivens, or her spouse.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 12th day of June, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Decal tax 10.00
Rec 3.50
Fec 1.00
13.50
JUN 17 PH 2:05
JUL 3

Clara Belle Cobb (Seal)
Clara Belle Cobb
Peggy C. Nivens (Seal)
Peggy C. Nivens

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority
hereby certify that Clara Belle Cobb, a single woman and the widow of Herlen Cobb, and
Peggy C. Nivens, a married woman
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, 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 12th day of June, A. D., 1986.

Return to RENA DAVIS
Lawrence H. Fowler Jr