

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

✓ Timothy Wayne Staffney
 BX 117
 Wilton, AL 35187

State of Alabama)
 County of Shelby)

09/13/1994-28105
 02:58 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 SMA 11.50

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Johnnie James, an unmarried widower, of 134 Evansville Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Timothy Wayne Staffney, a married man, of BX 117, Wilton, AL 35187, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The S½ of Lot 10, Block 3, according to a survey of the Nabors Survey in Wilton, Alabama as recorded in the Probate Office of Shelby County at map book 3, page 33, and located in §8, Twp 24N, R12E, and measuring 37½ feet by 200 feet.

Source of title: A warranty deed from W C Hardman and wife Kate Hardman to Mary Staffney, executed 06 March 1942 and recorded 26 May 1942 at deed book 113, page 348 of the Shelby County Probate records; a deed recorded on 17 April 1985 at book 24, page 287 in the Shelby County Probate Office. Mary Staffney is the same person as the Mary James who is the grantee of the 1942 deed referred to above and who married the grantor herein, arranged for him to gain title to the conveyed land, and died. Grantee is the grandson of Mary (Staffney) James.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

I, Johnnie James, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I

have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 06 September 1994.

Witness:

Stamler Monk
Stamler Monk

Walt Czeskleba
Walt Czeskleba

Johnnie James
Johnnie James

(Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Johnnie James, whose name is signed to the foregoing conveyance, and who is (made) 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 06 September 1994.

Edna Laya Pail
Notary public

MY COMMISSION EXPIRES OCTOBER 3, 1995

Inst # 1994-28105

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