

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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FAX 988-5905

This instrument was prepared by:
(Name) Gail Owen
(Address) 1011 Chelsea Rd.
Columbiana, Ala. 35051

Send Tax Notice to:
(Name) Nina McCord
(Address) 2700 Hwy. 39
Chelsea, Ala. 35043

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$ 1 and other good and valuable consideration DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Johnella B. Joseph (also known as John Ella B. Joseph), a widow
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Nina J. McCord, Kenneth McCord,
Nina J. McCord as custodian for Britney McCord and Nina J. McCord as custodian for
Johnella B. Joseph
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

My undivided 60 % interest in and to the following:

The N 1/2 of the SW 1/4 of NE 1/4 of Section 26, Township 20 South, Range 1 West;

Also the N1/2 of SE 1/4 of SW 1/4 of NE 1/4 of Section 26, Township 20 South,
Range 1 West.

Inst # 1998-19157

05/26/1998-19157
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 18th
day of May, 1998.

(Seal)

John Ella B. Joseph (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John Ella B. Joseph, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18 day of May, 1998.

Martha S. Ingram
Notary Public

My Commission Expires: