

10,000

10,000

WARRANTY DEED



20050307000104500 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/07/2005 10:07:28AM FILED/CERT

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:

John Matthew Adams
1224 County Highway 10
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Shelby County, AL 03/07/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$10.00

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, we, **LEROY CARLEE AND WIFE TOMMY LYNN CARLEE**, of 175 Six Mile Run, Centreville, AL 35042, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **JOHN MATTHEW ADAMS**, an unmarried man, of 1224 Highway 10, Montevallo, AL 35115, the following described real estate situated in Shelby County, Alabama, to-wit:

That part of Lots 4 and 4A of Block 1 of the former Montevallo Coal Mining Company, according to a map of Thomas' addition to the Town of Aldrich, drawn on December 8, 1943, and recorded at Map book 3, page 52, in the office of the Judge of Probate of Shelby County, Alabama, on February 23, 1944, described as follows:

Begin at the NW corner of the former Herman Johnson Lot and run N along the E right of way of Shelby County Highway 10, 169 feet; thence run E 166 feet; thence run S 120 feet; thence run E 50 feet; thence run S 100 feet; thence run W to the E right of way of the said Shelby County Highway 10, 100 feet to the point of beginning and containing ± 1 acre.

This is the property described in a warranty deed to Nora Whatley executed 05 May 1966 and recorded 09 August 1966 at book 243, pages 958-9 of the Shelby County Alabama Probate records.

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.

✓
John Adams
81 Emfinger Rd.
Montevallo, AL 35115

LEROY CARLEE AND WIFE TOMMY LYNN CARLEE, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, we, **LEROY CARLEE AND WIFE TOMMY LYNN CARLEE**, have set my hand and seal, this 02 March 2005.

Witness:


20050307000104500 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
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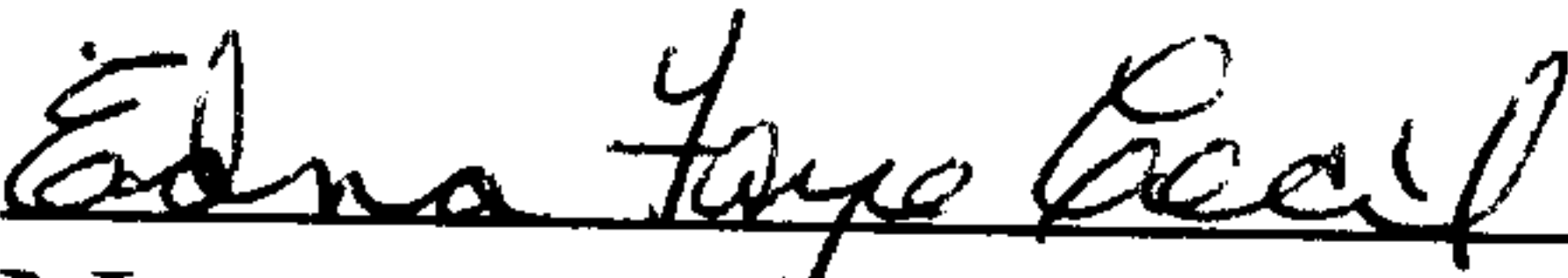
 (Seal)
LEROY CARLEE

 (Seal)
TOMMY LYNN CARLEE

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **LEROY CARLEE AND WIFE TOMMY LYNN CARLEE** whose names are signed to the foregoing conveyance, and who are (made) 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 02 March 2005.



Notary public

My commission expires 08 October 2007