



20050506000218660 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/06/2005 02:23:55PM FILED/CERT

This instrument was prepared
without benefit of title evidence by:
William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
P.O. Box 284
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and in accordance with the will of Elbert B. Cottingham, deceased, the undersigned Elbert Bryant Cottingham, as personal representative under said will, Case No. PR-2004-000439 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Monica J. Cottingham, Vanessa P. Cottingham, and Twillie L. Cottingham (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

All that certain lot or parcel of ground situated, lying and being in the County of Shelby and State of Alabama known and designated as Lot Seventy-one (71) in Block G, in the Ellis Addition to Montevallo, Shelby County, Alabama, which lot has a frontage of fifty (50) feet on Ellis Street and extends back a distance of one hundred ten (110) feet therefrom.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

25th day of April, 2005.

Elbert Bryant Cottingham, as personal representative under the will of Elbert B. Cottingham, deceased

Shelby County, AL 05/06/2005
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elbert Bryant Cottingham, whose name as personal representative under the will of Elbert B. Cottingham, deceased, 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, he, in his capacity as such personal representative, executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 25th day of April, 2005.

Notary Public