

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

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, Pearlie Mae Cardwell, a widow woman, of BX 403 (Almont) Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Joe Milford Cardwell, a single man, of BX 403 (Almont), Montevallo, AL 35115, and Linda Louise Cardwell, a single woman, of BX 403 (Almont), Montevallo, AL 35115, equally as tenants in common (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2 in Block 11, according to Map of Almont as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Source of title: A warranty deed with right of survivorship from Lula H. Nagbors to Frank Cardwell and wife, Pearlie Cardwell, executed in 1963, and recorded in the Probate Office of Shelby County on March 19, 1963, at Book 224, pages 652-3. The Pearlie Cardwell named in that deed is the grantor herein. Frank Cardwell died 02 August 1969 in Montevallo, Shelby County, AL.

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

I Pearlie Mae Cardwell, a widow woman do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their 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, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 08 November 1983.

Witness:

L. L. Lewis

Pearlie Mae Cardwell (Seal)
Pearlie Mae Cardwell

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Pearlie Mae Cardwell, a widow woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 08 November 1983.

Steven R. Sears
Notary public

My commission expires 15 February 1986

RECEIVED
1983 NOV -8 PM 4:24
J. L. Lewis, Jr.
NOTARY PUBLIC

Deed Tax .50
Rec 1.50
Ins 1.00
3.00