

296 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 one hundred fifty dollars and other valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Orangetta Johnson, a single woman, of Rt 1, BX 320, Coatopa, AL 35450 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Dorothy Hosey Arnold, a married woman, and Lester O'Brien Keith Arnold, a single man, both of Rt 4, BX 464, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the SE corner of Lot 28 according to Thomas' Addition to the Town of Aldrich, which map is recorded in Map Book 3, page 52, in the Probate Office of Shelby County, Alabama, and run N along the W line of Central Avenue and the E line of said lot 100 feet; thence W and parallel with the S line of said lot 55 feet; thence S and parallel with the E line of said lot 100 feet to the S line of said lot; thence along same 55 feet to the point of beginning.

Source of title: A warranty deed from Lee Roy Johnson to grantor herein executed May 3, 1982, and recorded in the Shelby County Probate Records on May 13, 1982 at Deed book 339, page 743.

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

I Orangetta Johnson, a single 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 07 July 1984.

Witness:

Steve Sears

Orangetta Johnson (Seal)
Orangetta Johnson

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Orangetta Johnson, a single 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 07 July 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -6 AM 11:46

Thomas O. Johnson, Jr.
JUDGE OF THE COURT

Steve Sears
Notary public

My commission expires 15 February 1986

Deed Tax .50
Rec. 2.50
1.00
4.00

Dorothy Hosey Arnold
Rt. 4 Box 464
Montevallo AL 35115