

This instrument was prepared by

(Name) Richard C. Godwin, Attorney
(Address) 213 Gadsden Highway, Suite 221
Birmingham, Alabama 35235

Samuel E. Dameron
420 Medford Road
Birmingham, Alabama 35235

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of a Consent Settlement in Probate Court of Jefferson County, Alabama, Case No. 113602-Estate of Geneva Pearl Carpenter, Deceased and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jack C. Carpenter, a single man, Samuel E. Dameron, a single man and Rebecca Elizabeth Carpenter Baccus, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Samuel E. Dameron

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

N $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 18, Range 1 East, situated in Shelby County, Alabama.

Less and except any portion of the described property in existing roadways for ingress to and egress from any portion of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 18, Range 1 East, situated in Shelby County, Alabama.

Subject to taxes for the current year.

TITLE NOTE: No part of the property herein conveyed is any part of the homestead of the grantors herein. The grantors are the surviving spouse and the only children of, Geneva Pearl Carpenter, who died intestate in Jefferson County, Alabama, on June 18, 1984, and whose estate was probated in said county under Probate Case No. 113602 which was settled by consent of all the heirs of the decedent who were all over nineteen years of age and sui juris.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 15th day of January, 1985.

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

1985 JAN 16 AM 9:13

(Seal)

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(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack C. Carpenter, a single man, Samuel E. Dameron, a single man, and Rebecca Elizabeth Carpenter Baccus, a married woman, whose names are signed to the foregoing conveyance, and who are 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 15th day of January, 1985.

Manjorie B. Godwin
My Commission Expires December 30, 1985

