

This instrument was prepared by

(Name) James O. Standridge

(Address) P.O. Box 1, Montevallo, Al.



This Form furnished by: \$500.00

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) & other considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PHILLIP B. NAILS & wife, JEANNA D. NAILS

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

LAURA LOU ROBERTS, an unmarried woman

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

Lot 1, Block 1, according to the survey of Arden's Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, page 64 in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 065 PAGE 191

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

1986 MAR 24 PM 1:02

Thomas J. Standridge, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>250</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u><u>400</u></u>

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of March, 19 86

(SEAL)

(SEAL)

(SEAL)

Phillip B. Nails
PHILLIP B. NAILS

(SEAL)

(SEAL)

Jeanna D. Nails
JEANNA D. NAILS

(SEAL)

STATE OF Alabama

Shelby COUNTY }

General Acknowledgment

I, undersigned

in said State, hereby certify that **PHILLIP B. NAILS & wife JEANNA D. NAILS**

a Notary Public in and for said County,

whose name(s) 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 11th day of March, A.D. 19 86

Roberts Real Estate
P.O. Box - 94
Montevallo, Ala
35115

Jeraldene Miller
Notary Public
My Commission Expires **September 27, 1989**