

SEND TAX NOTICE TO:

(Name) Mary Tom Milstead
(Address) 115 Carter Lane
Columbiana AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE AND AFFECTION AND ONE AND NO/100 (\$1.00) DOLLARS

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

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

Victor Oliver Milstead and Tommy Gray Milstead

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

My entire undivided interest, including my life estate, in and to the following described property:

Commencing at the point of intersection of the North sidewalk line of East College Street with the West curb line of Thompson Street in the Town of Columbiana, and run thence South 61 deg. 30 min. West, a distance of 270 feet to the point of beginning of the lot herein described and conveyed; continue thence South 61 deg. 30 min. West, a distance of 108 feet; thence run North 12 deg. 30 min. West a distance of 303 feet; thence run North 79 deg. 30 min. East a distance of 105 feet; run thence South 12 deg. 30 min. East a distance of 283 feet to point of beginning and being known as a part of Lot 70, W. J. Horsley's Map of Columbiana, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT that property conveyed to James B. Nichols by deed dated February 3, 1958 and recorded in Deed Book 191, page 406, in the Probate Records of Shelby County, Alabama.

It is intended to describe in this conveyance, all property which is owned by grantor in the City of Columbiana, Alabama, whether correctly described above or not.

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, I have hereunto set my hands(s) and seal(s), this 18th day of November, 1987

BOOK 160 PAGE 450

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

1987 NOV 18 AM 11:41 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY

Mary Tom Milstead
(Mary Tom Milstead) (Seal)

1. Deed Tax \$ 50 (Seal)
2. Mtg. Tax 250 (Seal)
3. Recording Fee 100 (Seal)
4. Indexing Fee 400

TOTAL General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Tom Milstead, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, A. D., 1987