

1471

This form furnished by:

Cahaba Title, Inc.

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\$ 10,000.
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This instrument was prepared by:
(Name) V. Wayne Causey, Attorney
(Address) P. O. Drawer D
Calera, AL 35040

Send Tax Notice to:
(Name) Nina Frye
(Address) P. O. Box 1117, Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 (\$10.00)-----Dollars
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,

Frances R. Douglas, a married woman and Lorene R. Childress, a married woman,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nina Frye

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

A tract of land in the East Half of Fractional SE 1/4 of Section 20, Township 22 South, Range 2 West, described as beginning at a point on the North line of the right of way of the Southern Railway and East line of Hardy Spring Branch; and run Northeasterly along said right of way 630 feet; thence Northwest at right angles to said Railroad 210 feet; thence Southwest and parallel with said Railroad to the said branch; thence down said branch to the point of beginning, EXCEPT the lot conveyed by T. W. Whatley to A. L. Sanders by deed recorded in Deed Book 50 on Page 220 in Probate Office.

BOOK 172 PAGE 431

The above-named grantors are two of the joint owners of the above-described property, which does not constitute the homestead of said grantors.

This instrument prepared without benefit of survey and title examination.

- 1. Deed Tax \$ 10.00
- 2. Mig. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 13.50

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 22nd day of February, 19 88

(Seal)
STATE OF ALA. SHELBY
I CERTIFY THIS _____
INSTRUMENT WAS FILED _____
(Seal)
88 FEB 23 PM 3: 23

(Seal)

Frances R. Douglas (Seal)
FRANCES R. DOUGLAS
Lorene R. Childress (Seal)
LORENE R. CHILDRESS

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

} General Acknowledgment
JUDGE OF PROBATE

I, _____ the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Frances R. Douglas, a married woman and Lorene R. Childress, a married woman, 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 22nd day of February, 19 88

January 10, 1991

Nancy K. Dillon
Notary Public