

176

WARRANTY DEED

2,000

This instrument was prepared by  
Steven R. Sears, attorney  
11 South Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

Priscilla Shotts Allen  
BX 172  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of two thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, the estate of Lula Smith Redic, by Bercuese Smith, Executrix, said Lula Smith Redic having died unmarried on November 7, 1987, of Rt 6, BX 31, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Priscilla Shotts Allen, a married woman, of BX 172, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 and the SW $\frac{1}{4}$  of Lot 3, Merchant Melton Subdivision, as surveyed by J. R. McMillen, Ala Reg Surveyor #419 on August 30, 1947 and recorded on December 13, 1948 in Map Book 3, page 76, Probate Office, Shelby County Alabama.

The conveyed land was also surveyed by W M Varnon, Ala Reg Surveyor #9324, on January 4, 1989.

It is the intent of this instrument to convey the only lot owned by the estate of the grantor other than the grantor's homestead, whether or not correctly described above. The conveyed property forms no part of the homestead of any grantor hereof.

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

The estate of Lula Smith Redic, by Bercuese Smith, Executrix, covenants with the said grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 09 January 1989.

Witness:

Steven Sears

*The estate of Lula Smith Redic  
by Bercuese Smith, Executrix*  
(Seal)

The estate of Lula Smith Redic,  
by Bercuese Smith, Executrix

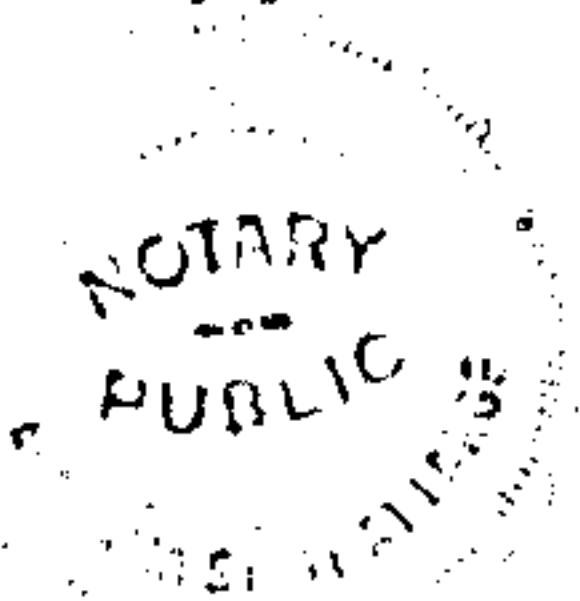
State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Bercuese Smith, Executrix of the estate of Lula Smith Redic, 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, as such executrix and with full authority, executed the same voluntarily on the day the same bears date as and for the act of the said estate.

Given under my hand and official seal this 09 January 1989.

*Steven K. Bane*  
Notary public

My Commission Expires 27 February 1990



STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 FEB -2 PM 12:39

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Dead Tax	\$ 2.00
2. Mtg Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	8.00

BOOK 225 PAGE 155

ACT 100 200