

SEND TAX NOTICE TO:

(Name) Miss Johanna Van Inwegen
34 South Goodman Street, Apt. 102
 (Address) Rochester, New York 14607

1048

This instrument was prepared without title examination or certification by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

\$1,000.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE and No/100 (\$1.00) 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,

BEATRICE H. VAN INWEGEN a/k/a BEA VAN INWEGEN, a widow,

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

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

Begin at the Northwest corner of Lot 5, according to the map and plat of Rice Acres, Sector Two, as recorded in Map Book 5, at Page 87, in the Office of the Judge of Probate of Shelby County, Alabama; thence Eastwardly along Old House Road 100.0 feet; thence Southwestwardly and parallel with the West boundary of said lot 100.0 feet; thence to the right at an angle of 90 deg. Westwardly 100.0 feet to the West boundary of said lot; thence Northeastwardly 100.0 feet to the point of beginning; subject to existing easements, exceptions, reservations and releases of record. ALSO: One (1) 70' x 14' Presidential mobile home, Serial #RAD121361, complete with all equipment as presently equipped.

SUBJECT TO the following encumbrances and easements: Ad valorem taxes for 1989 and subsequent years; to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama, or evident through use.

Grantor herein is the surviving Grantee in that certain joint survivorship deed from Leon M. Berry, a single man, to John Van Inwegen and Bea Van Inwegen dated September 10, 1985 and recorded in Real Book 040, at Page 859, in the Office of the Judge of Probate of Shelby County, Alabama, as John Van Inwegen died on March 6, 1989. The Grantor herein Beatrice H. Van Inwegen is the widow of John Van Inwegen, deceased.

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. There is no warranty or representation as to the condition or quality of any improvement upon this real property or the quantity of this real property.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of March, 1989.

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

89 MAR 15 PM 4:08

(Seal)

Beatrice H. Van Inwegen (Seal)

JUDGE OF PROBATE

1. Doc. Tax \$ 1.00
 2. Mfg. Tax (Seal)
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 4.50

STATE OF ALABAMA

SHELBY COUNTY

TOTAL

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beatrice H. Van Inwegen a/k/a Bea Van Inwegen, 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 15th day of March, A. D., 1989

Wade H. Morton

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