

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

GRANTEE'S ADD.  
203 Goodwin Street  
Columbiana, AL  
35051

\$ 1000.00

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

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

Era Davis, the widow of Johnie a. Davis, deceased  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Virginia Warren and Eileen Phillips  
my life estate I previously reserved in  
(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of SW 1/4, Section 24, Township 21, South, Range 1 West; thence East along the Section line a distance of 21.0 feet to a point on the East side of an alley or street; thence N 3 deg. 30' W along said East side of an alley or street, a distance of 12.0 feet to an iron pipe in the ground that has been established as the Northwest corner of the Will W. Davis property; thence continue N 3 deg. 30' West along said East side of an alley or street a distance of 60.0 feet to a point (iron pipe) at the present Northwest corner of the Johnie Davis lot to the point of beginning of the property herein conveyed; thence continue N 3 deg. 30' W along the East side of said alley or street, a distance of 72.0 feet to an iron pin; thence N 70 deg. 50' E a distance of 119.36 feet to an iron pin; thence S 3 deg. 30' E parallel to the East side of said alley or street, a distance of 72.0 feet to an iron pipe marking the present Northeast corner of the Johnie Davis lot; thence S 70 deg. 50' W a distance of 119.36 feet to the point of beginning. Said property is lying in the Town of Columbiana, Alabama in the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West.

Also, Begin at the SW corner of the SE 1/4 of SW 1/4 of Section 24, Township 21, Range 1 West, thence North 86 deg. 10' East 21 feet to a point on East side of an alley; thence North 6 deg. 30' West 12 feet for point of beginning; thence North 83 deg. 30' East 120 feet; thence North 6 deg. 30' West 86.5 feet; thence South 71 deg. West 122.5 feet; thence South 6 deg. 30' East 60 feet to point of beginning, containing .202 acres.

IT IS THE INTENTION OF THE GRANTOR TO CONVEY ALL HER REMAINING INTEREST IN THE ABOVE DESCRIBED LAND, INCLUDING THE LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PARCELS OF LAND. RESERVED IN DEED RECORDED IN DEED BOOK 322, PAGE 961, IN THE PROBATE OFFICE TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. SHELBY COUNTY ALABAMA.

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 7th day of July, 19 89.

\_\_\_\_\_  
(SEAL) Era Davis (SEAL)  
(Era Davis)

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

89 JUL - 7 PM 3:34

1. Deed Tax \$ 1.00 (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY JUDGE OF PROBATE

2. Mtg. Tax \_\_\_\_\_ (SEAL)

3. Recording Fee: 2.50

4. Indexing Fee: 3.00 General Acknowledgment

I, the undersigned authority in said State, hereby certify that Era Davis, a widow, is a Notary Public in and for said County,

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 7th day of July, 19 89.

BOOK 245 PAGE 447