



1557

american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Bruce M. Green, Green & Pino, P.C.

(Address) Post Office Box 766, Alabaster, AL 35007

(Prepared without benefit of survey or title opinion.)

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

valued at \$13,100;__

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of settlement of the Estate of Jimmy Dubose, deceased,

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

Clifford Dubose as Executor of the estate of Jimmy Dubose, deceased,

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

See Attachment:

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

That part of Lot #1 in Block #7 according to Map and survey of Nabors addition to Aldmont, Alabama, as follows:

Beginning at the Southwest corner of said Lot and running North along the East side of Oak Street a distance of Ninty (90) feet, thence East Ninty (90) feet, thence South Ninty (90) fee, thence West Ninty (90) feet to point of beginning.

BOOK 271 PAGE 492

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 14th day of December, 1989.

(Seal)

(Seal)

(Seal)

X Clifford Dubose (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Marilyn L. Green, a Notary Public in and for said County, in said State, hereby certify that Clifford Dubose, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, A. D., 1989.



Marilyn L. Green



GRANTEES

CHILDREN:

CLIFFORD DUBOSE	1/9 SHARE
LAMAR DUBOSE	1/9 SHARE
MARGARET WEST	1/9 SHARE
JONATHAN (JOE) DUBOSE	1/9 SHARE
BEULAH MONTAYNE	1/9 SHARE
THEODORE DUBOSE	1/9 SHARE
GLOVER DUBOSE	1/9 SHARE
MAMIE EDMOND	1/9 SHARE

GRANDCHILDREN:

VALENCIA CARTER	1/18 SHARE
ALTON CARTER	1/18 SHARE

BOOK 271 PAGE 493

1. Doc. Tax	\$ 13.50
2. ...	\$
3. ...	\$ 5.00
4. ...	\$ 11.00
5. ...	\$
6. ...	\$ 1.00
Total	\$ 30.50

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

89 DEC 22 AM 9:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE