

This instrument was prepared by

COURTNEY H. MASON, JR.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

1435  
WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND & NO/100— (\$95,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Virginia Ann Johnston, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Odelle M. Bell, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 275 PAGE 268  
Lot 31, according to the Survey of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 145, and amended in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Virginia Ann Johnston, is the surviving Grantee of that certain deed as recorded in Real 153 Page 267, the other Grantee, Hettie May Payne, having died on or about the 20th day of October, 1989.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 have hereunto set my hand and seal, this 17th day of January, 1990.

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

90 JAN 19 PM 1:27

*Virginia Ann Johnston* (SEAL)  
Virginia Ann Johnston

STATE OF ALABAMA  
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Virginia Ann Johnston, a married woman 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 17th day of January A.D., 1990

Notary Public

My Commission Expires March 10, 1991

1. Deed Tax	\$ 45.00
2. ...	\$ 2.50
3. ...	\$ 3.00
4. ...	\$ 1.00
5. ...	\$ 1.00
6. ...	\$ 1.00
Total	\$ 101.00