

204
WARRANTY DEED

1,000

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

Please send tax notice to:

Jessie Mae Ward Cottingham
BX 174
813 Depot Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Amanda Laura Ward Joseph Anderson, an unremarried widow, of BX 174, 813 Depot Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Amanda Laura Ward Joseph Anderson, an unremarried widow, Jessie Mae Ward Cottingham, an unremarried widow, and Vera Smalley Smith, an unmarried woman, of BX 174, 813 Depot Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the Cecell H Wells tract of land in Montevallo between §§3 and 4, Twp 24N, R12E, further described as: Begin at a point 50 feet from the center of the Norfolk-Southern Railway at the SE corner of the Dock Brown lot, and run northwesterly 200 feet; thence westerly 50 feet; thence southeasterly 200 feet; thence northeasterly 50 feet to the point of beginning.

Said lot fronts on the Norfolk-Southern Railway, and is the same property heretofore conveyed to Clara Mae Ward Barber on December 30, 1933 by Cecell H Wells and wife Carnis G Wells via a deed recorded 17 June 1936 at Deed book 96, page 190 in the Shelby County Probate Records.

Source of title: A deed to grantor and Clara Mae Ward Barber jointly executed 28 December 1965 and recorded 28 December 1965 at deed book 239, page 672 to the Shelby County Probate Records. Clara Mae Ward Barber died on November 24, 1990. Grantor is the same person as the Amanda Laura Ward Joseph named therein.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

I, Amanda Laura Ward Joseph Anderson, do for myself and for my heirs, executors, and administrators covenant with the said grantees, heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

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In witness whereof, I have set my hand and seal, this 08 January 1991.

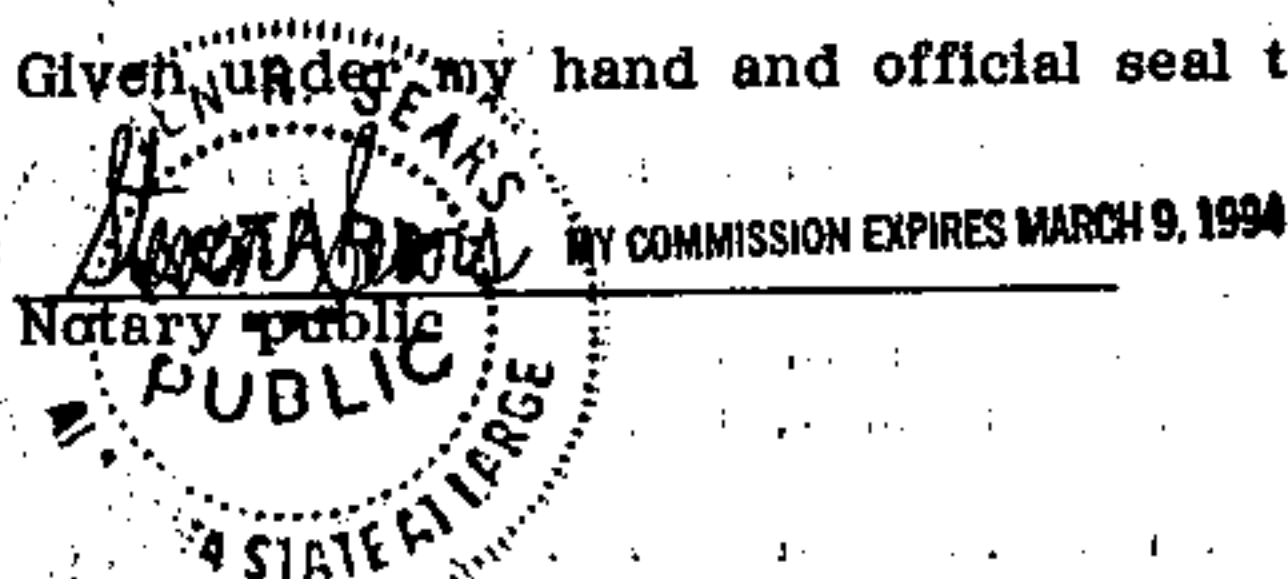
Witness:

Amanda Laura Ward Joseph Anderson (Seal)
Amanda Laura Ward Joseph Anderson

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Amanda Laura Ward Joseph Anderson, whose name is signed to the foregoing conveyance, and who is (made) 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 08 January 1991.



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

91 JAN 10 AM 10:12

Thomas A. Shenton, Jr.
JUDGE OF PROBATE

1. Dead Tax ----- \$ 1.00
2. Mtg. Tax ----- \$
3. Recording Fee ----- \$ 5.00
4. Indexing Fee ----- \$ 4.00
5. No Tax Fee ----- \$
6. Certified Fee ----- \$ 1.00
Total ----- \$ 11.00