

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE

7000

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) FRANCES S. ALEXANDER

P.O. Box 28

(Address) Wilton AL 35187

\*\*\*\*\*MINIMUM VALUE: \$1,000.00\*\*\*\*\*

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$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, FRANCES S. ALEXANDER, a widow; JAMES R. ALEXANDER, a married man; BARBARA ANN WILLIAMS, a married woman; and GEORGIA CAROL BEARDEN, a married woman

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

FRANCES S. ALEXANDER

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

The South half of Lot 18 Block 1 of the Town of Wilton, Alabama, according to survey by C. E. Boseman, C. E. for Maj. Joseph Hardie, less a 10 foot right-of-way over the West side of said Lot.

The herein described real estate does not constitute the homestead of any of the above designated Grantors, nor that of their spouses, neither is it contiguous thereto; except that same constitutes the homestead of FRANCES S. ALEXANDER, which specified Grantor is a Widow.

Reference is hereby made to the Heirship Affidavit attached hereto, and incorporated herewith, in order to establish the chain of title upon this conveyance.

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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 (we) have hereunto set my (our) hand(s) and seal(s) this 15<sup>th</sup> day of MARCH, 19 91

Frances S. Alexander (Seal)  
FRANCES S. ALEXANDER

Barbara Ann Williams (Seal)  
BARBARA ANN WILLIAMS

(Seal)

James R. Alexander (Seal)  
JAMES R. ALEXANDER

Georgia Carol Bearden (Seal)  
GEORGIA CAROL BEARDEN

(Seal)

STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, the undersigned authority in said State, hereby certify that FRANCES S. ALEXANDER

a Notary Public in and for said County,

whose name(s) 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 15<sup>th</sup> day of MARCH, 19 91

My Commission Expires: 6-25-91

L. Nichelle Kelly  
Notary Public

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that JAMES R. ALEXANDER 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13<sup>th</sup> day of March, 1991.

6-25-91  
My Commission Expires:

L. Mitchell Kelly  
Notary Public

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that BARBARA ANN WILLIAMS 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 15<sup>th</sup> day of March, 1991.

6-25-91  
My Commission Expires:

L. Mitchell Kelly  
Notary Public

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that GEORGIA CAROL BEARDEN 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 15<sup>th</sup> day of March, 1991.

6-25-91  
My Commission Expires:

L. Mitchell Kelly  
Notary Public

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EXHIBIT "A"

STATE OF ALABAMA )  
COUNTY OF SHELBY )

HEIRSHIP AFFIDAVIT

Comes now Frances S. Alexander, the surviving spouse of George Alexander, and Pleasia F. Spears, a disinterested party, hereinafter designated as "Affiants". After said Affiants having first been duly sworn, said Affiants do hereby depose and say as follows:

1. The above designated Affiants have personal knowledge of the facts stated herein, and are familiar with the family history of George Alexander and Frances S. Alexander heretofore; said George Alexander having heretofore been the record title holder of certain real estate located in Shelby County, Alabama hereinafter designated as follows:

The South half of Lot 18 Block 1 of the Town of Wilton, Alabama, according to survey by C. E. Boseman, C. E. for Maj. Joseph Hardie, less a 10 foot right-of-way over the West side of said Lot.

2. On or about February 11, 1991, George Alexander died in Shelby County, Alabama, while residing in Shelby County, Alabama.

3. The herein designated Affiants further state that the above designated George Alexander, hereinafter designated as "decedent", left as his lawful survivors, heirs, or persons otherwise interested in his estate, the following (with addresses, ages and states of mind or legal capacity herein designated):

Frances S. Alexander, Surviving Spouse

P. O. Box 28

Wilton, Alabama 35187

Over the age of nineteen (19) years and of sound mind

James R. Alexander, Surviving Son

P. O. Box 23

Wilton, Alabama 35187

Over the age of nineteen (19) years and of sound mind

Barbara Ann Williams, Surviving Daughter

P. O. Box 222

Wilton, Alabama 35187

Over the age of nineteen (19) years and of sound mind

Georgia Carol Bearden, Surviving Daughter

Route 4, Box 6490

County Highway 10

Montevallo, Alabama 35115

Over the age of nineteen (19) years and of sound mind

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4. There were no other children ever born to the said decedent, and no other children ever adopted by the decedent or his above designated spouse, and there are no other parties who have an interest in the said decedent's herein described real estate.

5. Notwithstanding the fact that the above designated decedent died testate, the estate of said decedent was never probated, and no probate of his said estate is anticipated by the Affiants herein.

6. The above designated Affiants are unaware of any person or entity making a lawful, rightful or other form of claim to, or against, the herein described real estate, and no such future claim is anticipated by said Affiants.

7. The decedent and Frances S. Alexander have maintained actual possession and usage of the above described real estate continuously, openly, notoriously and exclusively for a period in excess of twenty (20) years prior to the execution of this Affidavit; and the said decedent and Frances S. Alexander have exercised such actual possession and usage both peacefully and adversely for the period of time indicated above.

8. In reference to the ownership and actual and constructive possession of the above designated decedent and Frances S. Alexander of the above described real estate, during the above designated period, no other person has ever advised or informed the decedent or Frances S. Alexander of any rights to title, liens or encumbrances as regarding the right, title or interest in or to the above designated property which would materially affect the present conveyance of said real estate.

Frances S. Alexander

Frances S. Alexander  
Pleasia F. Spears  
Pleasia F. Spears

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frances S. Alexander and Pleasia F. Spears, whose names are signed to the foregoing Affidavit, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of March, 1991.

L. Shelby Kelly  
Notary Public 6-25-91

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 MAR 18 AM 11:19

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	_____	\$ 1.00
2. Mtg. Tax	_____	\$
3. Recording Fee	_____	\$ 10.00
4. Indexing Fee	_____	\$ 5.00
5. No Tax Fee	_____	\$
6. Certified Fee	_____	\$ 7.50
Total	_____	\$ 19.00