

This instrument was prepared by

2067

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

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and Love and Affection

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

Ruth Luck Gordon, a widow

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

✓ M. Brian Gordon Sr., an undivided 15% interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A lot situated in Columbiana, Al. described as follows:
Begin at the Northeast margin of the junction of Main Street and Sterrett Street in the town of Columbiana, Al. and run thence north 2 deg. 30 min. west a distance of 104' along the east margin of Main Street to the point of beginning of the lot herein described, and from said beginning point last described run north 89 deg. east 246 feet, thence north 2 deg. 30 min. west a distance of 86 feet parallel with the section line of Section 23, Township 21, Range 1 West to the south line of the Sinnott lot, run thence south 89 deg. west 246 feet along the south line of the Sinnott lot to the east margin of North Main Street, run thence south 2 deg. 30 min. east along the east margin of North Main Street 86 feet to the point of beginning of the lot herein conveyed, and said lot being a part of the East ½ of the Southeast Quarter of Section 23, Township 21, Range 1 West, and being a part of lot 102 Horsley's map of Columbiana.
Subject to a reservation appearing in that certain deed recorded in deed book 89 page 290 in probate office of Shelby County, Al..

GRANTOR RESERVES TO HERSELF A LIFE ESTATE IN THE ABOVE DESCRIBED REAL ESTATE.

✓ Grantee's Address: P. O. Box 1052
Columbiana, Al. 35051

SHelby Co. ALA.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 29 PM 2:09

JUDGE OF PROBATE

1. Deed Tax	2.00
2. Mfg. Tax	
3. Recording Fee	3.50
4. Indexing	3.00
5. No. Fee	
6. Certified Fee	1.00
Total	8.50

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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 29th day of April, 1991.

(SEAL)

Ruth Luck Gordon
(Ruth Luck Gordon)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, _____
in said State, hereby certify that Ruth Luck Gordon

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 29 day of April, A.D. 1991

Willie D. D.