

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:

Walter D Czeskleba
140 Highway 24
Montevallo, AL 35115

Inst. # 1992-24041

State of Alabama)
County of Shelby)

10/20/1992-24041
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

Know all men by these presents, that in consideration of love and affection, and the settlement of the estate of my mother, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, the estate of Verna C Czeskleba, by Walter Daniel Czeskleba, executor, does grant, bargain, sell, and convey unto Walter Daniel Czeskleba, an unmarried man, of 140 Highway 24, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the S right of way of County Highway 24 with the E right of way of Alabama highway 119: thence E 1095 feet; thence S 200 feet; thence W to the E right of way of Alabama highway 119; thence N along said 119 right of way to the point of beginning. Located in §35, Twp 21S, R3W, and containing ±5.1 acres.

Source of title: A warranty deed from Samuel Frederick Johnson and wife Willie Lee Johnson, Joseph Scott Johnson, a single man, Henry Hillman Johnson and wife, Mattie Knowles Johnson, Willie Viola Johnson Frost and husband Frank Frost, Anna Lee Johnson Frost and husband Hathan J Frost, Mary Caroline Johnson Frost and husband, Walter Snider Frost, who are all the heirs of H L Johnson, deceased, to Bert J Czeskleba and wife Verna C Czeskleba, executed 06 February 1950 and recorded 17 February 1950 at deed book 141, page 314 of the Shelby County Probate Records. Bert J Czeskleba subsequently died leaving this property to his widow, Verna C Czeskleba. She died August 11, 1980 and her estate is the grantor hereof.

It is the intent of this instrument to convey the Czeskleba homeplace whether or not correctly described above.

The conveyed property forms no part of the homestead of the grantor hereof.

To have and to hold to the said grantee, his heirs and assigns forever.

The estate of Verna C Czeskleba does for itself and for its heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 12 October 1992.

Witness:

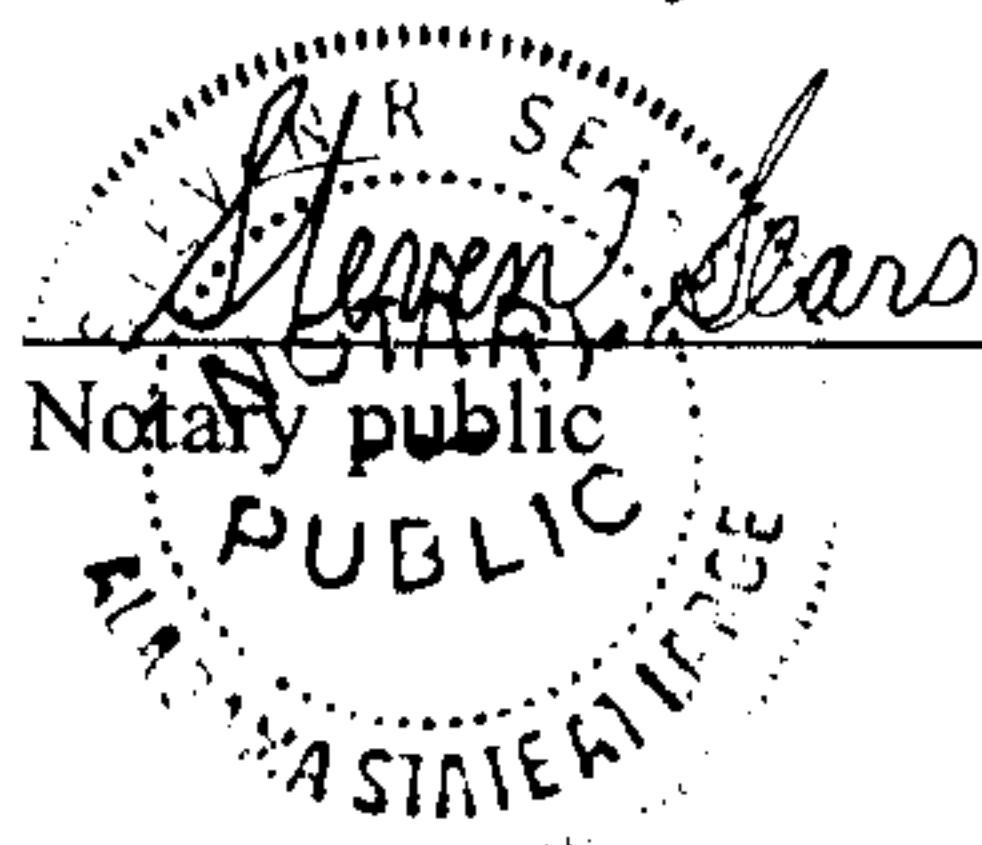
Steven Sears

The Estate of Verna Czeskleba
By Walter Daniel Czeskleba (Seal)
The estate of Verna C Czeskleba, by Walter Daniel Czeskleba, executor

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Walter Daniel Czeskleba, whose name as executor of the estate of Verna C Czeskleba 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 October 1992.



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