

5,000

# WARRANTY DEED

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:

✓Anitka Diane Stewart  
290 Dauphin Street  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of five thousand dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, John Davis Bolling and wife Ida Smith Sims Bolling, of BX 276, Montevallo, AL 35115; do grant, bargain, sell, and convey unto Anitka Diane Stewart, a single woman, of 290 Dauphin Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of Lots 53 and 54, Block F according to a plat of Ellis Addition to East Montevallo, Alabama, drawn by George Jacob Davis, Civil Engineer, for John T Ellis and wife Alma Ellis on October 1, 1914, including a dwelling, and being more particularly described as follows: Commence at the intersection of the northerly line of Commerce Street with the westerly line of Dauphin Street and run northerly along Dauphin Street 85 feet to the point of beginning of the lot herein described: thence westerly along the N line of Mary F Ward's lot 74.2 feet to a point; thence northerly and parallel with Dauphin Street to a point on the S line of Ellis Street; thence easterly along the southerly line of Ellis Street 76.65 feet to the westerly line of Dauphin Street; thence southerly along Dauphin Street 65 feet to the point of beginning; being situated in Shelby County, Alabama.

The conveyed property forms no part of the homestead of the grantors hereof. Each grantor has other property which does form homestead.

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

We, John Davis Bolling and wife Ida Smith Sims Bolling do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, to be effective 31 December 1992.

02/09/1993-03826  
01:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MJS 14.00

✓290 Dauphin Street  
Montevallo, Ala 35115

Inst. # 1993-03826

Witness:

*[Signature]*

*John D. Bolling* (Seal)  
John Davis Bolling

*Ida Smith Sims Bolling* (Seal)  
Ida Smith Sims Bolling

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that John Davis Bolling and wife Ida Smith Sims Bolling whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup>, Feb. 1993

*[Signature]*  
Notary public

Inst # 1993-03826

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