

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 notices to:

Pearlie Mae Cardwell
50 Cardwell Circle
Montevallo, AL 35115

Inst # 1994-19714
06/21/1994-19714
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration one thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Johnnie May Gray Simmons, a married woman, of 344 N Liberty Avenue, Alliance, OH 44601, do grant, bargain, sell, and convey unto Pearlie Mae Cardwell, a widow, of 50 Cardwell Circle, Aldmont, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 10, according to the map of Aldmont executed by B L Miller, CE, on September 24, 1098, and recorded April 29, 1920 at map book 3, page 3 of the Probate records of Shelby County, Alabama.

Source of title: A warranty deed from Lula H Nabors to grantor herein, executed September 6, 1945 and recorded on March 29, 1946 at deed book 125, page 267 in the Shelby County Probate Office. Grantor is the same person as the Johnnie May Gray named therein. The Allen Gray named therein died intestate more than 20 years ago while married to Johnnie May Gray, and left no children or parents living at the time of his death.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

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

I, Johnnie May Gray Simmons, do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

Pearlie Mae Cardwell
PO Box 403
Montevallo, AL 35115

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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this June 1994.

Witness:

Laura L. Young

Johnnie May Gray Simmons (Seal)
Johnnie May Gray Simmons

State of Ohio)
County of Stark.)

I, the undersigned notary public for the State of Ohio, hereby certify that Johnnie May Gray Simmons, 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 13th June 1994.

Laura L. Young
Notary public

LAURA L. YOUNG
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JAN. 16, 1996

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