

# 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.  
State of Alabama)  
County of Shelby)

Please send tax notices to:

Elizabeth Ferguson  
1104 Knowles Ave  
Carlsbad, CA 92008

Know all men by these presents, that in consideration of love and affection and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Louise Elizabeth Reynolds Mills, an unmarried widow, of 1104 Knowles Ave, Carlsbad, CA 92008, by and through the attached power of attorney, do grant, bargain, sell, and convey unto my daughter Elizabeth Randall Whitlock Ferguson of 1104 Knowles Ave, Carlsbad, CA 92008, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

## I

Lots 18, 19, 20, 21 and 22 of Block 1, Wilmont Gardens, according to a survey made by H W Cannon, Ala Reg #377, in March 1957 for Ethel L Rogers, as recorded in the Shelby County Probate Office at Map Book 4, Page 6 Located in the Municipality of Wilton, in §9, Twp 24N, R12E.

Source of title, lots 18 and 19: A warranty deed to grantor herein, recorded in the Shelby County Probate Office at Deed Book 283, page 233, and dated 24 October 1973.

Source of title, lots 20-2: Warranty deeds recorded in the Shelby County Probate Office at Deed Book 218, pages 877 and 880, and dated 02 December 1961. A warranty deed to grantor herein, recorded in the Shelby County Probate Office at Real Book 215, page 606, and dated 15 July 1970.

08/15/1994-25284  
08:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCB 14.50

## II

The N 377.14 feet of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , excluding the right of way of County Road 89, of §6, Twp 24N, R13E, Contains  $\pm$  11 acres.

Source of title: A warranty deed to grantor herein, recorded in the Shelby County Probate Office at Deed Book 282, Page 185, and dated 21 August 1973.

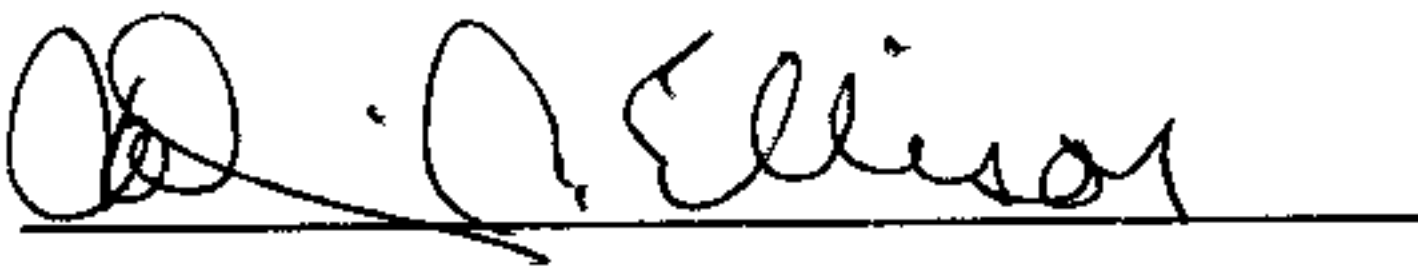
No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.


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

I, Louise Elizabeth Reynolds Mills, 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 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 31<sup>st</sup> July 1994.

Witness:



 (Seal)  
Louise Elizabeth Reynolds Mills  
by Elizabeth Randall Whitlock Ferguson  
pursuant to a general, durable power  
of attorney

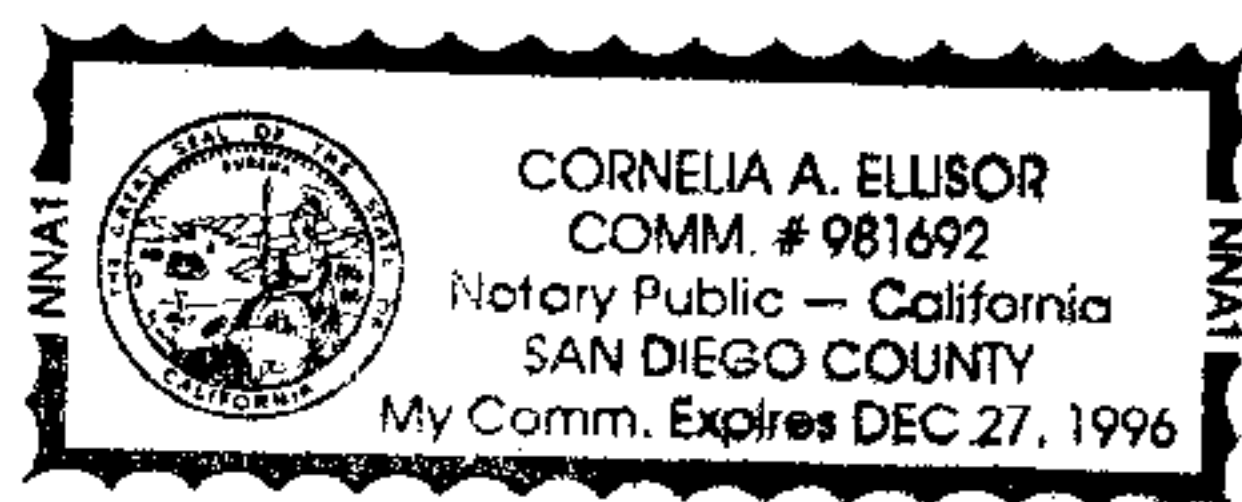
State of ~~Alabama~~ *California*  
County of ~~Shelby~~ *San Diego*

I, the undersigned notary public for the State of California, hereby certify that Elizabeth Randall Whitlock Ferguson, holder of a power of attorney for Louise Elizabeth Reynolds Mills, and 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 31<sup>st</sup> July 1994.

*[Signature]*

Notary public



Inst # 1994-25284

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