

# 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:

Glenn H Lien  
821 Middle Street  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to correct the legal description in an earlier deed executed by Lalene B Frost, Executrix of the last will and testament of Fred H Frost, Sr, deceased, on 13 February 1981, recorded at deed book 331, page 143 of the Shelby County Probate records on 13 February 1981, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Virginia Frost DuVal, an unmarried woman, the executrix of the estate of Lalene B Frost and the inheritor of certain property from said estate, of 142 Pallmall Ave, #12, Indialantic, FL 32903, do grant, bargain, sell, and convey unto Glenn H Lien and wife Doris Chism Lien of 821 Middle 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:

Begin at the northernmost intersection of Valley and Shelby Streets and run northeasterly along the NW margin of Valley Street 150 feet; thence northwesterly and perpendicular to Valley Street  $\pm 199$  feet to the boundary of a lot conveyed to the Trustees of the Montevallo Methodist Church by F H Frost and wife Lalene B Frost by an instrument executed October 25, 1961 and recorded at deed book 283, page 751 of the Shelby County Probate Records; thence southwesterly and parallel with Valley Street 150 feet to the NE margin of Shelby Street; thence southeasterly along the NE margin of Shelby Street  $\pm 199$  feet to the point of beginning.

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

To have and to hold to the said grantees, their heirs and assigns forever.

I, Virginia Frost DuVal, do for myself and for my heirs, executors, and administrators covenant with the said grantees, their 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

03/02/1995-05382  
10:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1995-05382

In witness whereof, I have set my hand and seal, this March 1993.

Witness:

Barbara R. Giel  
Barbara R. Giel

Virginia Frost DuVal (Seal)  
Virginia Frost DuVal

State of Florida)  
County of Brevard

I, the undersigned notary public for the State of ~~Alabama~~ Florida at Large, hereby certify that Virginia Frost DuVal, 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. Produced Florida Driver's License #D140-866-21-584-0 as identification.

Given under my hand and official seal this 16 March ~~February~~ 1993.

S. Pansulla  
Notary public S. Pansulla  
#CC082866



S. PANSULLA  
MY COMMISSION EXPIRES  
March 19, 1995  
BONDED THRU TROY FAIR INSURANCE, INC.

Inst # 1995-05382

03/02/1995-05382  
10:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 12.00