

(Name) Elizabeth Ruth Espey Gunter
 421 Poinciana Drive
 (Address) Homewood, AL 35209

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-68

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

695-05429
661

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR, Love and Affection, and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Mable Espey, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Elizabeth Ruth Espey Gunter

(herein referred to as grantees, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Shelby

Lots 1 and 2 in Block 16 according to Joseph Squire's Map of the Town of Helena, Alabama, as recorded in Map Book 3 on page 121 in Probate Office of Shelby County, Alabama, EXCEPT lot sold to A. H. Davidson as described in Deed Book 153 on page 20 in Probate Office, and also EXCEPTING the following portion: Commencing at the intersection of the South line of Third Avenue with the East line of Third Street and run Southerly direction along East side of Third Street a distance of 190 feet; thence run East and parallel with South line of Third Avenue a distance of 85 feet; thence run North and parallel with East line of Third Street a distance of 190 feet to the South line of Third Avenue; thence Westerly along South line of Third Avenue a distance of 85 feet to point of beginning of said EXCEPTION.

Minerals and mining rights excepted.

03/02/1995-05429
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOTARY 9.00

Henry Clay Espey, the husband of the grantor, died in May, 1957. He was survived by the grantor, his widow, and five children, being Elizabeth Ruth Espey Gunter, Frances Espey Stimack, Gordon P. Espey, Henry Clay Espey, Jr., and Joe A. Espey, who died on or about March 31, 1993, without leaving a surviving spouse or any children, and whose Will was admitted to probate on September 14, 1994 in Shelby County, Case #33-031, and devising any interest he might have in the above described property to the grantees.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set my hands(s) and seal(s), this 31st day of October, 19 94.

(Seal)

(Seal)

(Seal)

Hev
Mabel Espey (Seal)
(Mable Espey)

Todd S. Reznor (Seal)

Jatherine M. Ogn - Brown (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mable Espey, whose name is signed to the foregoing conveyance, and who is 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 31st day of October, A. D., 19 94.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: April 1, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Jane Reed

Notary Public