

(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. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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 grantee 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 grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

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 Southernly 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  
 001 MCD 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 grantee.

TO HAVE AND TO HOLD to the said grantee, 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 GRANTEES, 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 GRANTEES, 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 31<sup>st</sup> day of October, 1994

(Seal)

(Seal)

(Seal)

Mabel Espey (Seal)  
 (Mable Espey)  
Todd S. Pearson (Seal)  
Katherine M. Pearson (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 31<sup>st</sup> day of October, A. D., 1994.

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

Jane Reed  
 Notary Public.

1995-05429