

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO:

✓ Kenneth Earl Malone

~~23 Tulip Lane~~ P.O. Box 1955

Maylene, Alabama 35114 *A Labaster AP*

35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Five Thousand Dollars (\$5,000.00)** 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, **Denise M. (Malone) Horvath, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Kenneth Earl Malone, a married man, and Kenneth Earl Malone, in trust for Timothy Shawn Malone, a single man**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the NW quarter of the NE quarter of Section 17, Township 21 South, Range 3 West; thence East along the North line of said quarter-quarter section 466.56 feet to the SW right-of-way of Southern Railway; thence right 33 deg. 20 min. in a Southeasterly direction along said right-of-way 323.52 feet to the point of beginning; thence continue along same course 274.08 feet, thence right 146 deg. 40 min. in a Westerly direction 257.09 feet; thence right 71 deg. 40 min. in a Northwesterly direction 131.60 feet; thence right 86 deg. 04 min. in a Northeasterly direction 53.04 feet to the point of beginning.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

The above-described property does not constitute the homestead of the grantor herein.

The grantor herein, Denise M. (Malone) Horvath, is the daughter of Earl C. Malone and wife, Jean M. Malone. Earl C. Malone died on or about March 10, 1986 and his Will was not probated. Jean M. Malone died on or about September 14, 1994 and her Will will not be probated. The sole legal heirs at law of Earl C. Malone and Jean M. Malone are the grantor herein, Denise M. (Malone) Horvath, and the grantees, Kenneth Earl Malone, and Timothy Shawn Malone. The said sole legal heirs of Earl C. Malone and wife, Jean M. Malone are the only recipients of the Estates of Earl C. Malone and Jean M. Malone, whose Wills were not probated.

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

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

01/03/1996-00105
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

Inst # 1996-00105

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of December, 1994.

Denise M. (Malone) Horvath
Denise M. (Malone) Horvath

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Denise M. (Malone) Horvath**, 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 12th day of Dec., 1994.

August 5, 1996
My Commission Expires

Jammy Roper-Boone
Notary Public

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Inst # 1996-00105

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SHELBY COUNTY JUDGE OF PROBATE
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