

VALUE: \$ 61,500.00 (1500 sq. ft.)

SEND TAX NOTICE TO:

✓ Shelby Chamber  
716 Perry Rd.  
Dyersburg, AL 35950

This Instrument was prepared by:

WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar and division of estate property to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John F. Melton, a married man, Clara Nivens McGaughy, a married woman, and Glenda Melton Chambless, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clara Nivens McGaughy and Glenda Melton Chambless (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1

The SW 1/4 of the SE 1/4, Section 27, Township 19, Range 2 East.

Parcel 2

A tract of land situated in the NW 1/4 of SE 1/4 Section 27, Township 19, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said forty; thence East along the South line of said forty 375 feet; thence North and parallel with the West line of said forty, 177 feet, more or less, to the South right of way line of new paved road known as Glaze Ferry Road; thence in a Southwesterly direction along the South right of way line of said road, 386 feet, more or less, to its point of intersection with the West line of said forty; thence South along the West line of said forty 72 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

It is intended to convey to the grantees herein all property owned by the parties or in which the parties have an interest in the SE 1/4 of Section 27, Township 19, 2 East, whether correctly described herein or not.

Description supplied by the parties to deed. No title examination made.

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.

02/20/1996-05479  
03:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
032 MC 72.50

Inst # 1996-05479

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20 day of February, 1996.

John F. Melton (SEAL)  
John F. Melton

Clara Nivens McGaughy (SEAL)  
Clara Nivens McGaughy

Glenda Melton Chambless (SEAL)  
Glenda Melton Chambless

1996-05479

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Melton, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of February, 1996.

Dorothy Jackson  
Notary Public

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clara Nivens McGaughy, a married woman, 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 20 day of February, 1996.

Dorothy Jackson  
Notary Public

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenda Melton Chambless, a married woman, 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 20 day of February, 1996.

Dorothy Jackson  
Notary Public

02/20/1996-05479  
03:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCE 72.50