

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 notices to:

Pearlie Mae Cardwell
1660 Ashville Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to carry out the terms of her probated will, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, the estate of Fidelia Farnum Gormley, by her personal representative Pearlie Mae Cardwell, of 1660 Ashville Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Pearlie Mae Cardwell of 1660 Ashville Road, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 6 and 7 of Block A of Hubbard and Givhan's subdivision of §21, Twp 22S, R3W, as drawn by I S Gillespie, engineer, and approved by the Montevallo Planning Board on October 11, 1950, and recorded in map book 3, page 81 of the Shelby County Probate Records.

Source of title: A warranty deed from to grantor herein, executed and recorded in the Shelby County Probate Office.

This property formed the homestead of the grantor prior to her December 29, 1995 demise.

To have and to hold to the said grantee, her heirs and assigns forever.

The Estate of Fidelia Farnum Gormley, by her personal representative Pearlie Mae Cardwell, does for itself and for it heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns

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forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 26 February 1996.

Witness:

Steven Sears

Pearlie Mae Cardwell (Seal)
Fidelia Farnum Gormley, by her personal
representative Pearlie Mae Cardwell

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Pearlie Mae Cardwell, whose name as personal representative of Fidelia Farnum Gormley 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.

Given under my hand and official seal this 26 February 1996.



My Notarial Commission expires March 7, 1998

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