

This Instrument was prepared by :

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION

Send Tax Notice to:

(Name) Mickey L. Johnson

(Address) P.O. Box 430 Pelham, AL 35124

WARRANTY DEED \$10,000

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Betty Jo Cox, a widowed woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Alice Blackmon, a married woman

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land located in the SE1/4 of the NE1/4 of Section 28, Township 20, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the above mentioned 40 and run thence N 45 deg. E 460 feet to a point; thence run N 35 deg. E 210 feet to the point of beginning of the herein described 1 acre tract; thence run N 10 deg. W 197 feet to a point; thence run N 80 deg. E 221 feet to a point; thence run S 10 deg. E 197 feet to a point; thence run S 80 deg. W 221 feet to the point of beginning. Containing 1 acre, more or less. Also running with this instrument is a 20 foot R.O.W. road to be used by the grantees for the purpose of ingress and egress. Said road lying and being on the Grantor's Estate and running to County Highway #17.

Less and except any road right of ways or record. Grantor does not assume any liability for unpaid taxes.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES, NOR THE HOMESTEAD OF THE GRANTEE OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, 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, I have hereto set my hand(s) and seal(s) this 29th day of MARCH, 1996.

WITNESS:

_____(Seal) Betty Jo Cox _____(Seal)

_____(Seal) _____(Seal)

_____(Seal) _____(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that BETTY JO COX and MARY ALICE BLACKMON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 29th day of MARCH, 1996

✓ P.O. Box 160

Helena AL 35080

Mickey L. Johnson
NOTARY PUBLIC

04/05/1996-11116
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 10.30

Inst # 1996-11116