

Send Tax Notice To:  
Ysabelita M. Little  
867 Valley View Road  
Pelham, Alabama 35124

This instrument was prepared by:  
LINDSEY J. ALLISON  
riffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

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Warranty Deed

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Ninety One Thousand Six Hundred Eighty Dollars and 00/100 (\$91,680.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Phillip Oldham, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Ysabelita M. Little, a married woman**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

All that part of the NE 1/4 of the SW 1/4, Section 20, Township 20 South, Range 2 West, lying Northwest of Shelby County Highway #332, Shelby County, Alabama.

Subject to:

1. Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 437, in Probate Office.
4. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.


NOTE: This property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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SHELBY COUNTY JUDGE OF PROBATE  
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And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, 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 we 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 said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 9th day of April, 1996.

  
Phillip Oldham

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Phillip Oldham, 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 date the same bears date.

Given under my hand and official seal, this the 9th day of April, 1996.

  
Notary Public  
My commission expires: 3-1-99

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