

SEND TAX NOTICE TO:

\_\_\_\_\_  
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\_\_\_\_\_

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 Forty Thousand and no/100 Dollars (\$40,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ehney A. Ambrose, a married man, John R. Ambrose, Jr., a married man, individually and as Executor of the Estate of Elaine Ambrose whose estate is probated in Baldwin County, Alabama, Jerry A. Taylor, a married woman, individually and as Executor of the Estate of Elaine Ambrose whose estate is probated in Baldwin County, Alabama, and Doris Ambrose, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard E. Ambrose, Robert L. Ambrose and Ralph Lee Ambrose (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

It is the intention of the grantors herein to convey to grantees herein all real estate or interest therein which they own in the NE ¼ of NE ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, whether correctly described herein or not.

The above described property constitutes no part of the homestead of any of the grantors herein.

(DESCRIPTION SUPPLIED BY THE PARTIES TO THIS INSTRUMENT.)

01/20/1998-01876  
12:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 59.00

Inst # 1998-01876

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.

IN WITNESS WHEREOF, I, (we) have hereunto set my hand(s) and seal(s), this 18<sup>th</sup> day of March, 1996.

Ehney A. Ambrose (SEAL)  
Ehney A. Ambrose

John R. Ambrose, Jr. (SEAL)  
John R. Ambrose, Jr.

Jerry A. Taylor (SEAL)  
Jerry A. Taylor

\_\_\_\_ (SEAL)  
Doris Ambrose

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ehney A. Ambrose, 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 18 day of March, 1996.

Janice E. Calver  
Notary Public

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Ambrose, Jr., a married man, individually and as Executor of the Estate of Elaine Ambrose, 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.

April Given under my hand and official seal this 23rd day of April, 1996.

Victoria J. Harvey  
Notary Public

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry A. Taylor, a married woman, individually and as Executor of the Estate of Elaine Ambrose, 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.

April Given under my hand and official seal this 23rd day of April, 1996.

Victoria J. Harvey  
Notary Public

STATE OF GEORGIA

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doris Ambrose, a widow, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Notary Public

# EXHIBIT "A"

## PARCEL ONE:

A part of Lot No. 2 in Block No. 2 described as follows: Beginning at the N.E. corner of said Lot running west on said Lot line 100 feet parallel with Helena Road, thence South on said Lot line 200 feet, thence East parallel with Helena Road 100 feet, thence North on said Lot line 200 feet to the point of beginning. In Nickerson's Survey of Alabaster on Helena Road as recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama.


## PARCEL TWO:

Beginning at the northeast corner of Section 2 running in a Westerly direction to the east right-of-way line of the Birmingham-Montgomery Highway; then in a southerly direction parallel with the Birmingham-Montgomery highway right-of-way 86 feet to the point of beginning; thence in an easterly direction parallel with Nickerson Garage apartment 300 feet; thence in a southerly direction 52 feet; thence in a westerly direction 300 feet; thence in a northerly direction parallel with the Birmingham-Montgomery Highway 52 feet to point of beginning.

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SIGNED FOR IDENTIFICATION:

  
Ehney M. Ambrose, Grantor

  
John R. Ambrose, Jr., Grantor

  
Jerry A. Taylor, Grantor

Doris Ambrose, Grantor

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