

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

Alvin M. Nelson

(Name)

(Address)

200 Gilmore Nick Circle

Montevallo, AL 35115

MINIMUM VALUE: \$500.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

STELLA R. NELSON, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ALVIN M. NELSON

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 12 of Block 8, according to map of Aldmont Subdivision as shown by map or plat of said subdivision recorded in Map Book 3, at Page 3, Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1998 and subsequent years.

Transmission line permits to Alabama Power Company as recorded in Deed Book 131, page 460, in Probate Office.

Inst # 1998-06415

02/25/1998-06415
03:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of 25th 19 98

(Seal)

STELLA R. NELSON

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that STELLA R. NELSON

a Notary Public in and for said County.

whose name(s) 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 25th day of 19 98

My Commission Expires: 1/98

Notary Public

Inst # 1998-06415