

# 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:

Ervin B Corn  
155 Parkway Circle  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Ervin B Corn and wife Opal Outlaw Corn, of 155 Parkway Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey,  $\frac{1}{3}$  unto our daughter Denise Corn George, of 3400 Hwy 119N, Montevallo, AL 35115,  $\frac{1}{3}$  unto our son George Corn, and  $\frac{1}{9}$  each to our grandchildren by our deceased son Larry Ervin Corn: Larry Ervin Corn, Jr, Sonia Corn Leslie, and Tommy Edward Corn, retaining a life estate for each of us therein, the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot located at 155 Parkway Circle, formerly 366 Parkway Circle, Montevallo, AL 35115, more particularly described as: Lot 19, Block 3 according to a survey of Arden Subdivision rendered by I S Gillespie on 10 September 1949, approved by the Montevallo Planning Commission, and recorded 23 September 1949 at map book 3, page 64 of the Shelby County Probate records.

Subject to the restrictions and covenants set forth in map book 3, page 64 and in Deed book 139, page 269, of the Shelby County Probate Office.

Source of title: a warranty deed from Montevallo Development Company to H R Edge and wife Gladys Edge, executed 29 August 1956 and recorded 13 September 1956 at deed book 182, page 172 of the Shelby County Probate Records. A warranty deed from Gladys Edge and Martha Ann Edge to grantors herein executed 31 March 1994.

This property forms the homestead of both grantors, who hereby retain their homestead rights under Alabama and federal law.

To have and to hold to the said grantees, their heirs and assigns forever, subject to the above noted life estates.

05/06/1998-16425  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.00

Ervin B Corn and wife Opal Outlaw Corn, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, Ervin B Corn and wife Opal Outlaw Corn, have set our hands and seals, this 24 April 1998.

Witness:

Larry Cecil

Ervin B Corn (Seal)  
Ervin B Corn

Larry Cecil

Opal Outlaw Corn (Seal)  
Opal Outlaw Corn

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Ervin B Corn and wife Opal Outlaw Corn, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 April 1998.

Steven Sears  
Notary public

My Notarial Commission Expires March 7, 2002

Inst # 1998-16425

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