

This instrument is done
without evidence of title insurance.

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:

Inst # 1998-20108

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ruby Spruel, a single woman, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Edward Earl Goins, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9 Block 10 according to 'Thomas' Addition to the Town of Aldrich, Alabama, a Map of which is recorded in the Office of the Probate Judges of Shelby County, Alabama, on February 23, 1944, in Map Book No. 3, and containing 0.25 acres more or less and being known as Dwelling House No 245 of the former Montevallo Coal Mixing Company of Aldrich, Alabama subject to easement for light, power, and telephone lines and poles as above on the said map and also for water pipes now situated.

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 28 of May, 1998, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Ruby Spruel (L.S.)
_____(L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of May, 1998.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115
(205)665-4357

Inst # 1998-20108

06/02/1998-20108
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00