

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:

Minnie Brazzell
652 Main Street

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, I, Vanessa Gail Brazzell Chappel, a married woman, of 19 Evansville Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Minnie Brazzell, an unremarried widow, of 652 Main Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, Block 3, according to the Nabors Survey of Wilton Alabama. Further described as that lot measuring 50x200 lying between lots formerly owned by Henry Jeffers and Lela Hall.

Source of title: A warranty deed from Minnie Brazzell to grantor herein, executed 24 January 1989 and recorded 25 January 1989 at book 223, page 876 in the Shelby County Probate Office. It is the intent of this instrument to return the land conveyed in the source deed, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

Vanessa Gail Brazzell Chappel, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her 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.

07/27/1998
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

Inst # 1998-28426

In witness whereof, I, Vanessa Gail Brazzell Chappel, have set my hand and seal, this 16 July 1998.

Witness:

Steven Sears

Vanessa Gail Brazzell Chappel (Seal)
Vanessa Gail Brazzell Chappel

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Vanessa Gail Brazzell Chappel, whose name is signed to the foregoing conveyance, and who is (made) 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 16 July 1998.



My Notarial Commission Expires March 7, 2002

Notary public

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07/27/1998-28426
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE KCD 12.00