

This does not constitute
homestead for grantor

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:
Lynn Nelson
225 Cardinal Crest Rd.
Montevallo, AL 35115

Inst # 1998-30877

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy-Eight Thousand Five Hundred Dollars and 00/100 dollars (\$78,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bill R. Legg and wife, Catherine B. Legg**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lynn J. Nelson**, 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 No. 17 and the East half of Lot No.16, according to Map of Houlditch Subdivision in Section 21, Township 22 South, Range 3 West, as recorded in Map Book 4, on Page 39, in Probate Office of Shelby County, Alabama, situated in the Town of Montevallo, Shelby County, Alabama.

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 6 of August, 1998, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Bill R. Legg (L.S.)
Catherine B. Legg (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), Bill R. Legg and Catherine B. Legg, 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 6 day of August, 1998.

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 # 1998-30877

08/11/1998-30877
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 21.00