

# 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:

Violet Ruth Broadhead Wilson  
325 Crestview Dr  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

12/23/1998-51250  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 11.50

500.00

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, Ruth Lee Broadhead, an unmarried widow, of 325 Crestview Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Violet Ruth (Sally) Broadhead Wilson, of 325 Crestview Drive, Montevallo, AL 35115 the following described real estate situated in Shelby and Bibb Counties, Alabama, to-wit:

- ① The W $\frac{1}{2}$  of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$ , §13, Twp 24N, R11E.
- ② Eight acres in a square in the NE corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of §12, Twp 24N, R11E, being approximately 590 feet square.
- ③ The N  $\pm$ 590 feet of the W  $\pm$ 330 feet of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of §12, Twp 24N, R11E.

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.

I, Ruth Lee Broadhead, do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators 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, I have set my hand and seal, this June 18, 1997.

Witness:

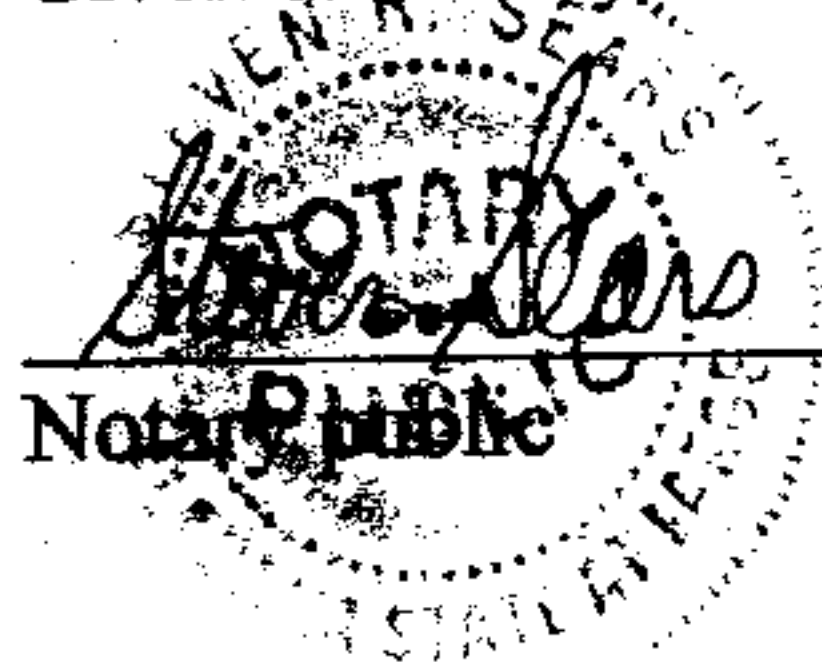
Walt Gresh

Ruth L. Broadhead (Seal)  
Ruth Lee Broadhead

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Ruth Lee Broadhead, 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 June 18, 1997.



My Notarial Commission expires March 7, 1998

Inst # 1998-51250

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