

THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION OR SURVEY

This Instrument was prepared by:

William D. Quenelle

Attorney at Law

Post Office Box 248

Chelsea, AL 35043

(205) 678-7010

SOURCE OF TITLE: Deed Book _____, at Page _____

WARRANTY DEED

THE STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other valuable considerations, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William J. Grantham Jr. and Patricia C. Grantham (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto James L. Messina and Mary Kay Messina (Herein referred to as the grantee, whether one or more), an undivided one third interest in the following described real estate, situated in Shelby County Alabama, to-wit:

Portion South 265 feet of North Half Northwest Quarter
Lying West of Yellowleaf Creek Exc West 860 feet
Section 09 Township 20S Range 1E
Lot Dimension 860.00 by 270.00

This conveyance is made subject to all utility and other easements, restrictions, rights of way and permits of record.

The Grantees assume and agree to pay the 1999 taxes when the same becomes due and payable.

This property constitutes no part of the homestead of the grantors, or their respective spouses.

TO HAVE AND TO HOLD to the said grantee, his her or their and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th
day of January, 19 99

William J. Grantham Jr. (Seal)
William J. Grantham Jr.

Patricia C. Grantham (Seal)
Patricia C. Grantham

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, Krissie Masters, a Notary Public in and for said County, in said State, hereby certify that William J. Grantham and Patricia C. Grantham 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 25th day of January A.D. 1999

Krissie Masters
Notary Public

My commission expires 11-20-00

01/29/1999-04111
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 9.00

1999-04111