

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:

✓ Gary Nelson and Nellie T Nelson
 513 Regent Drive
 Alabaster, AL 35007

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of five thousand dollars and 00/100, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **D W DUBOSE**, of P O BX 481, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **GARY NELSON** and wife, Nellie T Nelson of 513 Regent Drive, Alabaster, AL 35007 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 1, according to the Aldmont Survey of B E Miller, C E, drawn 24 September 1908 and recorded in the Shelby County Probate office at map book 3, page 3 on 29 April 1910.

Source of title: A warranty deed from Mayme DuBose White to grantor herein, executed 25 September 1989 and recorded in the Shelby County Probate Office on 25 September 1989 at book 257, page 983.

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, his heirs and assigns forever.

D W Dubose, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

02/11/1999-06075
 02:34 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 NWS 16.00

Inst # 1999-06075

In witness whereof, I, D W Dubose, have set my hand and seal, this 10th February 1999.

Witness:

Dorothy L. Stephens

D. W. Dubose (Seal)
D W Dubose

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that D W DUBOSE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th February 1999.

Edna Lyle Pickett
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999

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