

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Jack N. Spinks
63 Mikes Road
Brierfield, AL 35035

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty Four Thousand and 00/100 Dollars (\$24,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mildred O. Harris, a widower, is the surviving grantee of deed recorded in Real 195 Page 762 in the Probate Office of Shelby County, Alabama; the other grantee, Leon Harris having died on or about July 22, 2000, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Jack N. Spinks, a married man, 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:**

That certain parcel or tract of land situated in the town of Montevallo, Alabama and more particularly described as follows: Begin at the point where the southern boundary line of the lot owned by J.W. Booth intersects the eastern boundary of Selma Street and run thence in a southerly direction along said eastern boundary of said Selma Street a distance of 141 feet and 6 inches; Thence run in an easterly or northeasterly direction along the northern boundary of that certain alley that runs between the lot herein described and that certain lot owned by J.L. Fancher and formerly known as the Purcell lot a distance of 190 feet and 3 inches to the southwest corner of the lot owned by Jack Woodward; Thence run in a northerly or northwesterly direction a distance of 135 feet and 5 inches to the northwest corner of said Jack Woodward lot; Thence run in a westerly direction along the line between the lot herein described and the J. W. Booth lot a distance of 170 feet and 6 inches to the point of beginning, containing 0.50 acres more or less. (Above reference to ownership of adjacent lots was taken from a deed dated October 23, 1941 and recorded in Deed Book 110, Page 595). Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.

According to the survey by Rodney Y. Shiflett, AL Reg.# 21784, dated July 27, 2000.

NOTE: This property does not constitute homestead for the Grantor nor Grantee.

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, 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.

Inst # 2000-25684

08/01/2000-25684
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 15.85

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31st day of July, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTOR

Mildred O. Harris (L.S.)
Mildred O. Harris

STATE OF ALABAMA)

) **ACKNOWLEDGMENT**

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Mildred O. Harris, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of July, 2000.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/13/04

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