

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Ellen Darlene Brechin
(Address) 95 Brechin Lane
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR no/100s (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Ethel Jackson, an unmarried woman and Ellen Darlene Brechin, as Executrix of the Estate of Olen Jackson.

(herein refereed to as grantor) do grant, bargain, sell and convey unto
Ellen Darlene Brechin

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the intersection of the East line of North Main Street with the South line of Carter's Lane (sometimes designated as Cross Street), in the Town of Columbiana, Alabama, and run thence in an Easterly direction along the South line of said Carter's Lane a distance of 236 feet to the Northeast corner of Olen Jackson lot for the point of beginning of the lot herein conveyed; thence run a distance of 120 feet in a Southerly direction along the East line of said Olen Jackson lot; thence run East, parallel with the South line of Carter's Lane a distance of 15 feet; thence run Northerly, parallel with the East line of said Olen Jackson Lot, a distance of 120 feet to a point on the South line of Carter's Lane; thence run West along the South line of Carter's Lane a distance of 15 feet to the point of beginning.

Also the following described property located in Shelby County, Alabama:

A certain tract or parcel of land situated in the Town of Columbiana, Alabama, more particularly described as follows: Begin at a point where the eastern boundary line of Section 26, Township 21, Range 1 West intersects with the southern boundary of that certain street known as "Carter's Lane", in said town and run in a westerly direction along said southern boundary of said "Carter's Lane", 175 feet to the point of Beginning; thence run in a Southern direction along West line of Frank Lyon's lot 106 feet; thence in a Westerly direction, parallel with said Carter's Lane", 60 feet, thence run in a Northerly direction, parallel to said Western boundary of Frank Lyon's lot 106 feet to said southern boundary of said Carter's Lane; thence Easterly along said southern boundary of Carter's Lane, 60 feet to point of beginning.

Subject to easements and rights of way of record.
Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due and payable.
Subject to covenants and restrictions, building lines, easements and rights of way of record.
Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.
Subject to applicable subdivision and zoning regulations.

This deed has been prepared without benefit of title examination or abstract at the request of the Grantee and Grantor.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the prepared of this instrument.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ____ have hereunto set ____ hand(s) and seal(s), this 31 day of Oct, 2000.

WITNESS

Ellen Darlene Brechin (Seal) Ethel Jackson

10/31/2000-37800
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 446 14.50

Inst # 2000-37800

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden , a Notary Public in and for said County, in said State, hereby certify that Ethel Jackson whose name is signed to the foregoing conveyance, and who is 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 31st day of October , 2000.

MY COMMISSION EXPIRES JULY 16, 2001
My Commission Expires:

Laurie A. Walden
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden , a Notary Public in and for said County, in said State, hereby certify that Ellen Darlene Brechin, as Executrix of the Estate of Olen Jackson whose name is signed to the foregoing conveyance, and who is 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 31st day of October , 2000.

MY COMMISSION EXPIRES JULY 16, 2001
My Commission Expires:

Laurie A. Walden
Notary Public

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