

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

Send Tax Notice to:  
(Name) Patricia A. Phelps  
(Address) P.O. Box 186  
Alabaster, AL 35007

**WARRANTY DEED**

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

That in consideration of FIVE HUNDRED DOLLARS and no/100s (\$500.00)  
DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt  
whereof is acknowledged, I, Mary Frances Booth, an unmarried woman

(herein refereed to as grantors) do grant, bargain, sell and convey unto  
Patricia Annette Phelps and Linda Booth Henley

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

Lots 13 and 14 in Block 8 according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby  
County, Alabama on May 10, 1955, and recorded in Map Book 3 page 156 in said Probate Office; which said map is entitled "Alabaster Gardens",  
being a subdivision of part of S1/2 of SW1/4 of Section 35, Township 20 South, Range 3 West.

Mary Frances Booth is the sole surviving grantee of that certain deed from W. M. Farris and wife, Lucille S. Farris to Eugene Washington Booth  
and Mary Frances Booth, executed on the 11<sup>th</sup> day of April, 1964 and recorded in Book 224 at page 999 in the Office of the Probate Judge of  
Shelby County, Alabama, Eugene Washington Booth having died on November, 30, 1998.

The grantee, Mary Frances Booth, reserves a life estate for her lifetime in the herein conveyed property.  
Subject to covenants and restrictions as shown by instrument recorded in Deed Book 175 page 68 in the Probate Office of Shelby County,  
Alabama.

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 preparer 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**, I have hereunto set my hand(s) and seal(s), this 5th day of January, 2001.

WITNESS

\_\_\_\_\_(Seal) Mary Frances Booth (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Mary Frances Booth 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 5th day of January, 2001.

My Commission Expires:

Notary Public

01/09/2001-00856  
02:40 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 11.50