

SEND TAX NOTICE TO:  
Louis E. Montgomery  
743 Bentley Drive  
Birmingham, Alabama 35213

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 26 day of FEBRUARY, 2001, by **ELEANOR MONTGOMERY** (hereinafter referred to as the "Grantor"), to **LOUIS E. MONTGOMERY** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, an undivided one-fourth (1/4th) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4 and 5, according to the Amended Map of Saddle Creek Run, as recorded in Map Book 15, Page 22, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:

1. Ad valorem taxes for tax year 2001, not yet due and payable;
2. Restrictions, easements, mortgages, set back lines, rights of way, limitations, and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, such interest in fee simple, and to his successors, heirs and assigns forever;

AND said Grantor does for herself, her heirs, executors, and administrators, covenant with said Grantee, his successors, heirs and assigns, that she is lawfully seized in fee simple of the Subject Property; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors and administrators shall, warrant and defend the Subject Property to the said Grantee, his successors, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 26 day of FEBRUARY, 2001.

Eleanor Montgomery  
ELEANOR MONTGOMERY

Inst. # 2001-07289

03/02/2001-07289

10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MMB 14.50

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that ELEANOR MONTGOMERY, 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 the 26 day of FEBRUARY, 2001.

Stacy L. Morris  
Notary Public  
My Commission Expires: 9-15-02

THIS INSTRUMENT PREPARED (WITHOUT  
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes  
Berkowitz, Lefkovits, Isom  
& Kushner  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

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015016.000009

Inst # 2001-07289

03/02/2001-07289  
210:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 14:50