

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Carrie Louise Alexander
(Address) 4115 Hwy. 12
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ELDRED G. ALEXANDER, JR., (husband of JO INA ALEXANDER)**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JO INA ALEXANDER**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

All of Grantor's undivided interest in and to the following described real estate:
Begin at an iron stake at the north-east corner of the south-east quarter of the south-west quarter of said Section 12, and run thence north 86 degrees 25 minutes east 359.8 feet, thence south 46 degrees 40 minutes east 122 feet to the center of what is known as the Montevallo and Columbiana Road, thence along the center of said road south 60 degrees west 493.6 feet to the east boundary of said south-east quarter of south west quarter, thence continue along the center of said road south 63 degrees 30 minutes west 373 feet, thence continue along the center of said road south 46 degrees 30 minutes west 244.4 feet, thence continue along the center of said road south 36 degrees 10 minutes west 560.9 feet to the center of what is known as the Ebenezer road, thence continue along the center of said Ebenezer road north 31 degrees 30 minutes west 550.6 feet, thence continue along the center of said Ebenezer road north 41 degrees 30 minutes west 340 feet to the western boundary line of said south-east quarter of south west quarter, thence continue along the line of said last named forty north 3 degrees 30 minutes west 516 feet, thence north 89 degrees 15 minutes east 1360 feet to the eastern boundary line of said north east quarter of south-west quarter of said Section 12, thence along the eastern boundary line of the last named forty south 3 degrees and 30 minutes east 165 feet to the point of beginning. All of the aforementioned land lying and being in Township 22, Range 3 West, Shelby County, Alabama.

ELDRED G. ALEXANDER, JR. IS ONE AND THE SAME PERSON AS ELDRED G. ALEXANDER, AS NOTED UPON THOSE DEEDS RECORDED AT DEED BOOK 221, PAGE 315 AND DEED BOOK 377, PAGE 749, BOTH OF WHICH ARE RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA. SAID GRANTOR HAS DISCONTINUED HIS USAGE OF THE "JR." IN HIS NAME, AS IT IS THE CASE THAT HIS FATHER, ELDRED G. ALEXANDER, SR., HAS HERETOFORE DECEASED.

SUBJECT TO THE LIFE ESTATE RETAINED BY CARRIE LOUISE ALEXANDER, FOR AND DURING THE TERM OF HER OWN LIFE, AS DESIGNATED WITHIN DEED BOOK 377, PAGE 749, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs 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 a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 4th day of MARCH, 2002.

Eldred G. Alexander, Jr.
Inst # 2002-10538
ELDRED G. ALEXANDER, JR.

03/05/2002-10538
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELDRED G. ALEXANDER, JR.**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of MARCH, 2002.



Notary Public

My commission expires: 8/13/05

Inst # 2002-10538

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