

Recorded to correct change of title

SEND TAX NOTICE TO:

(Name) RONNIE MORTON

(Address) _____



20020611000273360 Pg 1/1 26.50
Shelby Cnty Judge of Probate, AL
06/11/2002 08:30:00 FILED/CERTIFIED

This instrument was prepared by

(Name) RONNIE MORTON

(Address) 3484 INDEPENDENCE DR. SHALBY, ALA 37202

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$15,500.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BERTHA G SIMMONS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RONNIE MORTON

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

LOT 1 AND THE NORTH 1/2 OF LOT 2, IN BLOCK 3 ACCORDING TO THE SURVEY OF SQUIRER MAP OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PRIVATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, RIGHTS OF WAY, LIMITATIONS IF ANY, OF RECORD

SUBJECT TO AD VALOREM TAXES FOR CURRENT TAX YEAR

BERTHA G SIMMONS IS THE SURVIVOR OF THAT JOINT SURVIVERSHIP DEED RECORDED IN BOOK 278, PAGE 204 DATED NOV 25, 1972 CLARENCE G SIMMONS HAVING DECEASED ON SEPT 24, 1977

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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of DECEMBER 15, 1997.

.....(Seal)

Bertha G Simmons.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

.....COUNTY }

General Acknowledgment

I, JOSEPH HABSHET, a Notary Public in and for said County, in said State, hereby certify that BERTHA G SIMMONS whose name signed to the foregoing conveyance, and who I known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December A. D., 1997.

Joseph Habshet
Notary Public.
My commission expires May 11 1999