

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20030801000499970 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
08/01/2003 14:26:00 FILED/CERTIFIED

This instrument was prepared by

✓ Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Donna R. Serrano

(Address) 77 Barnett Street, Lot No. 6

Montevallo, Alabama 35115

MINIMUM VALUE: \$10,000.00

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, **Ione Nasworthy, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donna R. Serrano**, (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 westerly line of Middle Street with the northerly line of Morgan Street and run thence northerly along Middle Street 150 feet; thence westerly and parallel with the northerly line of Morgan Street 75 feet; thence southerly and parallel with Middle Street 150 feet; thence easterly and along the northerly line of Morgan Street 75 feet to the point of beginning; being in the NW ¼ of the NW ¼ of Section 3, Township 24 North, Range 12 East.

SOURCE OF TITLE: Warranty Deed recorded at Book 271, Page 193 in the Probate Office of 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 30th day of July, 2003.

Ione Nasworthy
IONE NASWORTHY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ione Nasworth**, 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 30th day of July, 2003.

Dandy T. Johnson
Notary Public

My commission expires: 2/13/07