

WARRANTY DEED



20040112000021060 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/12/2004 16:12:00 FILED/CERTIFIED

✓ This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Opal Outlaw Corn
155 Parkway Circle
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **OPAL OUTLAW CORN**, an unmarried woman, of 155 Parkway Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey **1/3 UNTO MY DAUGHTER DENISE CORN GEORGE, A MARRIED WOMAN; 1/3 TO MY SON GEORGE D CORN, A MARRIED MAN; AND 1/9 EACH TO MY GRANDCHILDREN LARRY ERVIN CORN, JR., A MARRIED MAN; SONIA CORN LESLIE, AN UNMARRIED WOMAN; AND TOMMY EDWARD CORN, A MARRIED MAN,** reserving a life estate therein to myself, **OPAL OUTLAW CORN**, an unmarried woman, of 155 Parkway Circle, Montevallo, AL 35115, the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 155 Parkway Circle, Montevallo, AL 35115, more particularly described as: Lot 19, Block 2, Arden Subdivision, according to a survey of I S Gillespie dated 10 September 1949, approved by the Montevallo Planning Commission, and recorded 23 September 1949 at map book 3, page 64 of the Shelby County Probate records.

It is the intent of this instrument to convey all the property owned by the grantor in Arden Subdivision, whether or not correctly described above. This property is the homestead of the grantor, who reserves all her homestead rights.

To have and to hold to the said grantees, their heirs and assigns forever.

Opal Outlaw Corn, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and

her administrators, heirs, and successors 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, OPAL OUTLAW CORN, have set my hand and seal, this 09 January 2004.

Witness:

Steven Sears

Opal Outlaw Corn (Seal)
OPAL OUTLAW CORN

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **OPAL OUTLAW CORN**, whose name is signed to the foregoing conveyance, and who is (made) 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 09 January 2004.

Steven Sears

Notary public

