

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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205/665-5102

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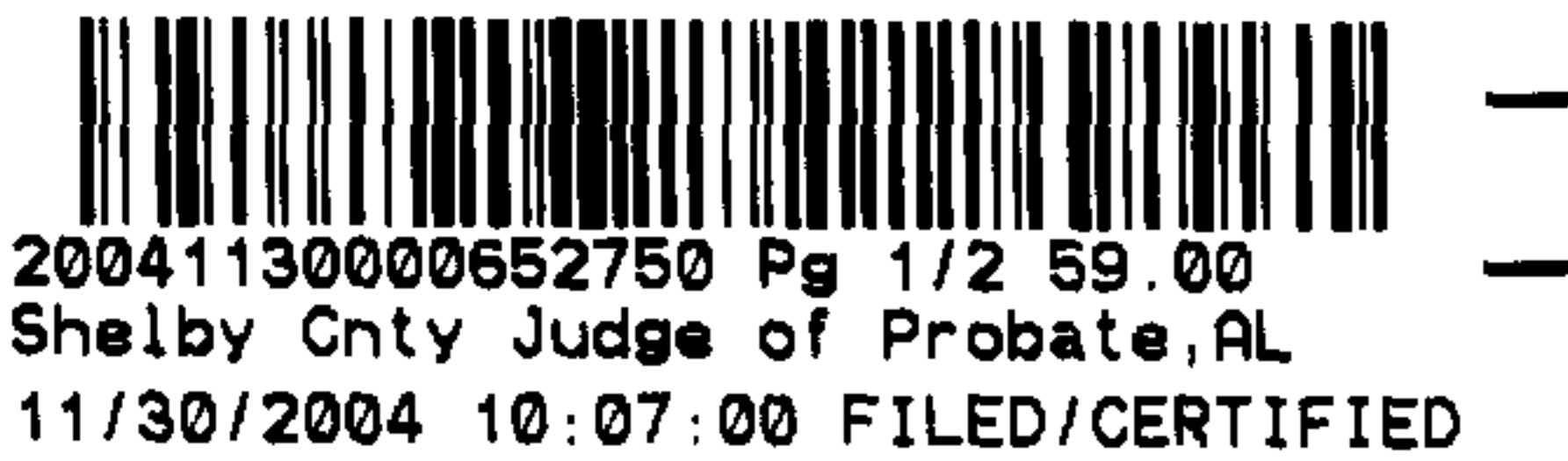
Send Tax Notice to:

(Name) Leslie H. Green

(Address) 4969 Hwy. 119

Montevallo, AL 35115

Warranty Deed



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY FIVE THOUSAND DOLLARS AND 00/100 (\$45,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ROBBIE T. GREEN, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LESLIE H. GREEN** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**PARCELS OF LAND SITUATED IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**Tracts 1 and 1A, according to the survey of Green Family Estates, as recorded in Map Book 17 page 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SOURCE OF TITLE: Quitclaim Deed from Martin Farrell Green recorded simultaneously herewith, and Deeds recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1993-20464 and Instrument Number 1993-29223.**

**ALSO:**

**Lot 1, according to a Resurvey of a Part of the Map of Howard Green Land, as recorded in Map Book 16, Page 4 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**SOURCE OF TITLE: Quitclaim Deed from Martin Farrell Green, recorded simultaneously herewith, and Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1998-05260.**

**ALSO:**

**Commence at the Southwest corner of Tract 1A of Green Family Estates, as recorded in Map Book 17, Page 61, in the Probate Office of Shelby County, Alabama, for the point of beginning of the herein described parcel; thence proceed South 3 deg. 1 min. 46 sec. West for 180 feet, to a point on the Northerly right-of-way of Shelby County Highway #22; thence proceed North 4 deg. 25 min. 46 sec. East along said right-of-way for 199.96 feet; thence proceed Northwesterly along an existing barbed wire fence for 194.62 feet, more or less to the South line of Tract 1A of said Green Family Estates; thence proceed South 81 deg. 4 min. 39 sec. West for 188 feet to the point of beginning, being situated in Shelby County, Alabama.**

**SOURCE OF TITLE: Quitclaim Deed from Martin Farrell Green, recorded simultaneously herewith, and Warranty Deed, with Heirship Affidavit attached, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2004-622810.**

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 29th day of November, 2004.

Robbie T. Green  
ROBBIE T. GREEN

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROBBIE T. GREEN**, 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 29<sup>th</sup> day of November, 2004.

Sandy L. Johnson  
Notary Public  
My commission expires: 2/13/07