


WARRANTY DEED


20050121000031930 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
01/21/2005 08:46:00 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:

Junnie Mae Williams Craig
361 Samford Street
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 grantee herein, the receipt whereof is acknowledged, I, Junnie Mae Williams Craig, an unremarried widow, for myself and for the estate of George Craig, do grant, bargain, sell, and convey unto **JUNNIE MAE WILLIAMS CRAIG**, an unremarried woman, of 361 Samford Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

That house and lot at 361 Samford Street, Montevallo, AL 35115, at the corner of Samford and White Streets in Montevallo, AL, referred to as lots 1 and 2 of Block E of a map of South Montevallo, drawn 09 February 1900 by H C Reynolds and W R Reynolds, Ala CE, and recorded at map book 3, page 41 in the Shelby County Alabama Probate Office, and also described in instruments recorded at deed book 296, page 737 on February 02, 1976 and at instrument 93:728000221861, on 28 July 1993 in the Shelby County Alabama Probate Office, and assigned ad valorem tax id# 36.2.04.1.001.036, **and**

That house and lot at 135 Samford Street, otherwise described as: Lot 2, Block M of a map of South Montevallo, drawn 09 February 1900 by H C Reynolds and W R Reynolds, Ala CE, and recorded at map book 3, page 41 in the Shelby County Alabama Probate Office, and described in an instrument recorded at deed book 282, page 864, on 04 October 1973 in the Shelby County Alabama Probate Office and assigned ad valorem tax id# 36.2.04.1.001.072.

To have and to hold to the said grantee, her heirs and assigns forever.

JUNNIE CRAIG, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her 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 they have 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, JUNNIE CRAIG, for myself and for the estate of George Craig, have set my hand and seal, this October 26, 2004.

Witness:

Steven Sears

Junnie Craig (Seal)
JUNNIE CRAIG

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that JUNNIE CRAIG, whose name as both individual and as representative of the estate of George Craig 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 October 26, 2004.

Steven Sears

Notary public

