

WARRANTY DEED

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:

Annie McClain
BX 362
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to settle the estate of my mother Annie Lee Kelley, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **ANNIE RUTH VALENTINE MCCLAIN**, a married woman, of BX 362, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **ANNIE RUTH VALENTINE MCCLAIN**, a married woman, of BX 362, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 18 of Block 1 of the Nabors survey of Almont as drawn by B L Miller, civil engineer, on 24 September 1908 and recorded on 29 April 1910 in Map book 3, page, 3 of the probate records of Shelby County Alabama.

Source of title: A final decree in case E681:75 in the circuit court of Shelby County Alabama in Equity in favor of Annie Lee Kelley. Part of lot 19 and all of lot 20 were conveyed by Annie Lee Kelley and husband John J Kelley to Johnnie C McClain (who since 1985 has been Johnny C McClain and his wife Annie Ruth McClain (who is one and the same person as the grantee herein) on 08 November 1976 via a deed recorded at book 302, page 122 of the Shelby County Probate records.

Annie Lee Kelley died intestate June 26, 1982 leaving grantee herein as her only child. Grantee Annie Ruth Valentine McClain has enjoyed uninterrupted peaceable, notorious, and uncontested possession of the conveyed property since then.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

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

Annie Ruth Valentine McClain, 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 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, ANNIE RUTH VALENTINE MCCLAIN, have set my hand and seal, this 21 March 2005.

Witness:

Steven Sears

Annie Ruth V. McClain (Seal)
ANNIE RUTH VALENTINE MCCLAIN

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that ANNIE RUTH VALENTINE MCCLAIN, 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 21 March 2005.

Shelby County, AL 03/29/2005
State of Alabama

Deed Tax: \$10.00

Steven Sears
Notary public

