

This instrument was prepared by:
H. Doug Redd, Esq.
Attorney at Law
2300 Sweeney Hollow Rd
Birmingham, Alabama 35215

Send Tax Notice To:
Elizabeth P. McWaters
81 Brent Circle
Remlap, AL 35133



20051212000640510 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/12/2005 10:52:06AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One dollar and 00/100-----(\$1.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Elizabeth P. McWaters, Executrix of The Estate of Maurice R. Poe, deceased, Probate Case No. 179802**, (herein referred to as GRANTOR(S)) do grant, bargain, sell and convey unto Virginia P. Minor, Clarice Poe, and Elizabeth P. McWaters, (herein referred to as GRANTEE(S)) as tenants in common, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL 4:

A parcel of land in the Northwest quarter of the Southeast quarter of Section 34, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

Less except:

Apart of the NW1/4 of SE1/4 of Section 34, Township 21 South, Range 1 East more particularly described as follows: Commence at the NW corner of said quarter-quarter section and run thence in a Southerly direction along the westerly boundary of said quarter-quarter section a distance of 246 feet to a point; thence turn to the left as angle of 90 deg. and run in easterly direction a distance of 256 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 157.5 feet to a point; thence turn to the right an angle of 90 deg. and run in a southerly direction a distance of 280 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 157.5 feet to a point; thence turn to the right and run a distance of 280 feet to the point of beginning.

As recorded on book 269 page 807 in the Office of the Probate Court in Shelby County, Alabama on September 7, 1971.

Said property is not the homestead residence of Elizabeth P. McWaters or her spouse.

SUBJECT TO:

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of December, 2005.



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✓ Elizabeth P. McWaters
Elizabeth P. McWaters, AS EXECUTRIX

OF THE ESTATE OF
Maurice R. Poe, DECEASED
PROBATE CASE 179802
Shelby County, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth P. McWaters, whose name as Executrix of The Maurice R. Poe Estate, Probate Case No. 179802 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she in his/her capacity as such Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2005.

Judith H. Redel
NOTARY PUBLIC
My commission expires: 6-28-08