



20060110000016260 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
01/10/2006 11:58:28AM FILED/CERT

This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
P.O. Box 857  
Columbiana, AL 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

### **SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the distribution by GRANTOR to GRANTEE of a share of the Sylas Jackson (S.J.) Mason Estate of the value of Seven Thousand Four Hundred and no/100 DOLLARS (\$7,400.00), the undersigned Lucille Howell and Mary Joiner, as personal representatives under the will of Sylas Jackson (S. J.) Mason, deceased, Case No. PR-2005-303 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Lucille Howell (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 13 of B. J. Owen's Addition to the Town of Columbiana, as recorded in Map Book 3 Page 76 in the Probate Office of Shelby County, Alabama, being the same property described in and conveyed by deed recorded in Deed Book 177, page 338, in the Probate Office of Shelby County, Alabama.

Subject to easements, conditions, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns



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forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
9th day of January, 2006.

Lucille Howell  
Lucille Howell, as personal representative  
under the will of Syllas Jackson (S. J.) Mason

Mary J. Joiner  
Mary Joiner, as personal representative under  
the will of Syllas Jackson (S. J.) Mason

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Lucille Howell, whose name as personal representative under the will of Syllas Jackson (S. J.)  
Mason, deceased, 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, in her capacity  
as such personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2006.

Muller R. Jentus  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Mary Joiner, whose name as personal representative under the will of Syllas Jackson (S. J.) Mason,  
deceased, 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, in his capacity as such  
personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2006.

Muller R. Jentus  
Notary Public

Shelby County, AL 01/10/2006  
State of Alabama  
Deed Tax: \$7.50