

This instrument was prepared by:

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

Grantee's address:  
6725 Hwy 49  
Columbiana, AL 35051



20061013000507650 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/13/2006 08:22:44AM FILED/CERT

**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 to make distribution according to the last will and testament of Margaret Allene Waits, deceased, Probate Office of Shelby County, Alabama, Case No. PR-2006-469, the undersigned Maurice Edward Waits, as personal representative of the estate of Margaret Allene Waits, deceased, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Maurice Edward Waits (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 12, Township 20 South, Range 1 West

LESS AND EXCEPT:


- (1) All portions of said real estate lying south of Shelby County Hwy No. 49
- (2) The real property described in deed recorded in Real Book 3, page 511, in the Probate Office of Shelby County, Alabama
- (3) The real property described in deed recorded in Deed Book 291, page 138, in the Probate Office of Shelby County, Alabama

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

forever, against the lawful claims of all persons. GRANTOR further covenants that GRANTOR is/are lawfully the personal representatives of the estate of Benjamin Edward Gunn, deceased, and has/have in all respects made this conveyance pursuant to the authority granted GRANTOR by the will of Benjamin Edward Gunn.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 10<sup>th</sup> day of October, 2006.

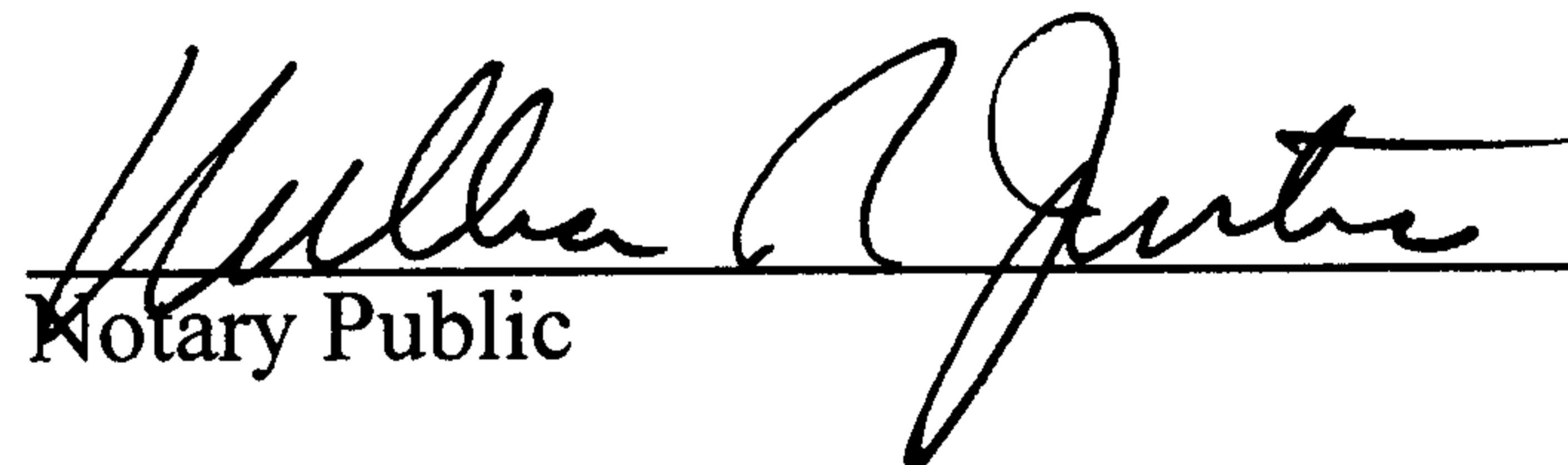
  
Maurice Edward Waits, personal representative


STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Maurice Edward Waits, whose name as personal representative of the estate of Margaret Allene Waits, 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, he, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 10<sup>th</sup> day of October, 2006.

  
Notary Public

  
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