

Send Tax Notice to: Eleanor S. Vansant, et al
P.O. Box 972
Columbiana, Al 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Value ~~500~~ 50,000

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar & other good and valuable consideration**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **ELEANOR S. VANSANT, a widow**, (herein referred to as grantor) do grant, bargain, sell and convey unto my children, **DEANNE V. LAMB, DANA T. VANSANT, and DERREK A. VANSANT** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the NE corner of the NE 1/4 of SE 1/4 of Section 26, Township 21 South, Range 1 West, and running thence South 18 deg. 30' West 212 feet to the point of beginning of the lot herein conveyed; thence run South 14 deg. 15' East 100 feet; thence South 83 deg. 30' West 300 feet, more or less, to the East margin of the Columbiana-Shelby Road; run thence North 14 deg. 15' West along said East margin of said road 100 feet; run thence North 83 deg. 30' East 300 feet, more or less, to point of beginning, being a lot situated in the town of Columbiana, in the NE 1/4 of SE 1/4, Section 26, Township 21 South, Range 1 West.

Also, Commence at the NE corner of the NE 1/4 of the SE 1/4, Section 26, Township 21 South, Range 1 West; thence run South along the East line of said 1/4 - 1/4 Section a distance of 45.53 feet to the back of a sidewalk; thence run West along the South boundary of said sidewalk a distance of 150 feet to the NW corner of the Lanice Brasher property as described in that deed recorded in Deed Book 298, page 92, in the Probate Office of Shelby County, Alabama, and which is the point of beginning of the property herein described; thence run Southerly along the West boundary of said Brasher property as described in said deed a distance of 170 feet, more or less, to the Northerly boundary of the Horace Vansant property; thence run Westerly along the Northerly boundary of said Vansant property a distance of 125 feet to a point; thence run Northerly parallel with the West boundary of said Brasher property as described in the above mentioned deed a distance of 180 feet, more or less, to the South boundary of said side walk; thence run East along the South boundary of said sidewalk a distance of 125 feet to the point of beginning.

SUBJECT TO a life interest or life estate reserved by the grantor.

Horace A. Vansant, the husband of the grantor, died on January 29, 2006.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever, subject to the life interest or life estate reserved by the grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



20061024000525480 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
10/24/2006 03:11:08PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 24th day of Oct., 2006.

Eleanor S Vansant (SEAL)
Eleanor S. Vansant

Shelby County, AL 10/24/2006
State of Alabama

Deed Tax: \$50.00

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Eleanor S. Vansant, a widow**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2006.

Judy R. Davis (SEAL)
Notary Public