

This instrument was prepared by:

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

Grantee's address:
1820 Mountain Laurel Lane
Birmingham, AL 35244

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 as a distribution according to the last will and testament of Martha Jo Upshaw, the undersigned Robert P. Bazemore, as personal representative of the estate of Martha Jo Upshaw, deceased, Shelby County Probate Court Case No. PR-2004-000571 (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Robert P. Bazemore (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 69, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53 A, B and C 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.



20061214000610200 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/14/2006 03:17:27PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
14th day of December, 2006.

Robert P. Bazemore as 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 Robert P. Bazemore, whose name as personal representative of the estate of Martha Jo Upshaw, 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 14th day of December, 2006.

Notary Public