

\$5000.00  
MEK



20070118000028400 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/18/2007 02:19:27PM FILED/CERT

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Ms. Jimmie Lynn Delaney**  
24 Tomlyn Road  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One and no/00 Dollars (\$1.00) and exchange of like kind property of equal value**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mary E. Killingsworth, a widow, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Jimmie Lynn Delaney, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

GRANTOR is the surviving grantee named in deeds recorded in Real Book 368, Page 519 and Instrument #1997-36897, in Shelby County Probate Office. The other Grantee Raymond Killingsworth having died in 2006.

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

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of January, 2007.

*Mary E Killingsworth*  
\_\_\_\_\_  
Mary E Killingsworth

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary E. Killingsworth**, 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 18<sup>th</sup> day of January, 2007.

*William R. Jantz*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/12/07



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EXHIBIT "A"  
LEGAL DESCRIPTION

DEED DESCRIPTION  
27 4 19 1 001 034.002

That part of Lot 9-A according to map and survey by L.E. Shaw as follows:  
Beginning at the Northwest corner of the Tom McGaughy Lot and run North along  
the right-of-way of the Southern Railway track a distance of 105 feet, which is  
the point of beginning, thence continue along said right-of-way 105 feet, thence  
East 339 feet, thence South 105 feet, thence West 250 feet, to the point of  
beginning, situated in the Northeast quarter of Section 19, Township 22, Range 3  
West, Map of which is recorded in Map record 3, Page 49, in the Probate Office of  
Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.  
Subject to applicable zoning and subdivision regulations.

Shelby County, AL 01/18/2007  
State of Alabama

Deed Tax: \$5.00