

51,470

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Deborah Hudson
BX 218
Wilton, AL 35187

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JOHNNY J HICKS**, a married man, of 1207 Pointer Drive SW, Jacksonville, AL 36265; and sister **AZZIE HUDSON**, an unremarried widow, of BX 100, Wilton, AL 35187, do grant, bargain, sell, and convey unto **DEBORAH HUDSON**, an unmarried woman, of BX 218, Wilton, AL 35187 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, Block 3 of the G A Nabors Map of Wilton, Alabama, as recorded in map book 3, page 33 of the Shelby County Probate records. This land is a 75x200 foot lot of .34 acres located in section 8, Twp 24, R12E, Shelby County, Alabama, and is assigned ad valorem parcel number 363081000016000.

Source of title: Grantors are the only children of Lena Hicks, who died unmarried and intestate in July 2000 while seized and possessed of this property.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

JOHNNY J HICKS AND AZZIE HUDSON, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are

lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **JOHNNY J HICKS AND AZZIE HUDSON**, have set our hands and seals, this 26 November 2008.

Witness:

Steven Sears

Johnny J Hicks (Seal)
JOHNNY J HICKS

Steven Sears

Azzie Hudson (Seal)
AZZIE HUDSON

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JOHNNY J HICKS AND AZZIE HUDSON**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 November 2008.

Steven Sears
Notary public

My Commission Expires 07 March 2010