

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:

Kia Rachelle Countz
BX 403
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **PEARLIE MAE CARDWELL**, of **BX 403, MONTEVALLO, AL 35115**, an unremarried widow, do grant, bargain, sell, and convey unto **KIA RACHELLE COUNTZ**, an unmarried woman, of BX 403, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) retaining thereunto a life estate, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 10 according to the extension map of Almont, as drawn 24 September 1908 by B L Miller, CE, and recorded 29 April 1910 at map book 3, page 3 in the probate office of Shelby County Alabama.

Source of title: A warranty deed from Lula Nabors to Benjamin Franklin Cardwell and Pearlle May Cardwell, jointly, executed 01 March 1950 and recorded on 27 March 1950 at deed book 141, page 510 in the Shelby County Alabama Probate Office. Grantor herein is the same person as the Pearlle May Cardwell named in the source deed. Benjamin Franklin Cardwell died 02 August 1969 without previously alienating his interest in this property.

The conveyed property forms the grantor's homestead.

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



20091030000407670 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
10/30/2009 02:50:16 PM FILED/CERT

PEARLIE MAE CARDWELL, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her 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, I, **PEARLIE MAE CARDWELL**, have set my hand and seal, this 21 October 2009.

Witness:

Steve Sears

Pearlie Mae Cardwell (Seal)
PEARLIE MAE CARDWELL

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **PEARLIE MAE CARDWELL**, whose name is signed to the foregoing conveyance, and who is (made) 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 21 October 2009.

Shelby County, AL 10/30/2009

State of Alabama
Deed Tax : \$10.00

Steve Sears

My Commission Expires 07 March 2010

Notary public