

10,000

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:

Chelse L Nash
119 Meadowgreen Drive
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 grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **CHELSE LANDIS NASH AND WIFE BETTY ANN NASH**, of 119 Meadowgreen Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto our children: Cynthia Lynn Craig, of 119 Meadowgreen Drive, Montevallo, AL 35115; Doris Marie Sanders, of 395 Bearden Drive, Wilton, AL 35187; and Timothy Chelse Nash of Alabaster, AL, (herein referred to as grantee, whether one or more), reserving a life estate for each of us, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 3 according to the survey of Meadowgreen, as recorded in Map Book 6, page 59 in the Probate Office of Shelby County Alabama

Subject to easements and restrictions of record.

Source of title: A warranty deed from Scott & Caffee Company, Inc, to grantors herein, executed 18 October 1978 and recorded 24 October 1978 at book 315, page 836 in the Shelby County Alabama Probate Office.

The conveyed property forms the homestead of the grantors, and homestead rights are expressly reserved.

To have and to hold to the said grantees, their heirs and assigns forever.

CHELSE LANDIS NASH AND WIFE BETTY ANN NASH, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **CHELSE LANDIS NASH AND WIFE BETTY ANN NASH**, have set our hands and seals, this 4 ~~December 2009~~
January 2010

Witness:

Chelse Landis Nash (Seal)
CHELSE LANDIS NASH
Betty Ann Nash (Seal)
BETTY ANN NASH

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **CHELSE LANDIS NASH AND WIFE BETTY ANN NASH**, 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 4 ~~December 2009~~
January 2010

Edna Faye Leach

Notary public

Shelby County, AL 01/06/2010
State of Alabama
Deed Tax : \$10.00