

This instrument was prepared by:
Mary L. Gifford, Attorney at Law
P. O. Box 36342
Birmingham, AL 35216

Send Tax Notice To:
Wendy Nelson
279 Woodbridge Trail
Chelsea, AL 35043

\$50,000.00
WN.

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, Frances Nelson, a widow, herein referred to as Grantor, whether one or more, do grant, bargain, sell and convey unto my daughter, Wendy Nelson, and my son, John Mancha, herein referred to as Grantees, and I retain a life estate in the following described real estate situated in Shelby County, Alabama to-wit:


Lot 1, Block 2, according to the Survey of Parker's Subdivision, as recorded in Map Book 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

- Subject to:
- (1) Ad valorem taxes for the year 2010 and all subsequent years, not yet due and payable
 - (2) Mineral and/or mining rights not owned by Seller
 - (3) Utility easements serving the property, residential subdivision covenants and restrictions, and building lines of record
 - (4) All easements, rights-of-way, restrictions and encumbrances of record

AND I DO for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators 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, I have hereto set forth my hands and seals this 9th day of March, 2010.

GRANTOR:



Frances Nelson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Nelson, whose name is signed to the foregoing conveyance, is either known to me or has proven her identity to me by good and sufficient evidence and that, having been informed of the contents of the above document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2010.


Notary Public: Mary L. Gifford
My Commission expires: 07/08/13

Shelby County, AL 03/10/2010
State of Alabama
Deed Tax : \$50.00



20100310000069780 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
03/10/2010 09:45:33 AM FILED/CERT