



20101004000327180 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
10/04/2010 03:44:57 PM FILED/CERT

This instrument was prepared without  
benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
P.O. Box 493  
Cropwell, AL 35054

## **WARRANTY DEED**

\$15,000.00

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the division of jointly owned real property between the undersigned GRANTOR and the GRANTEE herein, the undersigned Richard Curry, Jr., unmarried (herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto Erika Curry (herein referred to as GRANTEE, whether one or more) all of his undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lots 5 and 6 of Block 2 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.

Lot 14 of Block 8 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.

The North 40 feet of Lot 12 and Lots 13 and 14 of Block 9 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.

Lots 1 and 2 and part of Lots 3 through 5 of Block 9 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of said Lot 1 of Block 9 of Christian's Addition to Shelby, said point being the point of beginning, thence S 03° 45' 02" E a distance of 288.00 feet; thence N 86° 31' 00" E a distance of 117.76 feet; thence N 03° 41' 55" W a distance of 128.00 feet; thence N 86° 31' 00" E a distance of 61.97 feet; thence N 03° 41' 55" W a distance of 160.00 feet; thence S 86° 31' 00" W a distance of 180.00 feet to the point of beginning.


Subject to all easements, restrictions, conditions, and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all

encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 24<sup>th</sup> day of July, 2010.

 II

Richard Curry, Jr.

STATE OF ALABAMA  
COUNTY OF St Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Curry, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, 2010.

Nancy Cooper  
Notary Public

**MY COMMISSION EXPIRES DECEMBER 6, 2011**



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