

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
~~John C. Dubose~~ Regal Dubose Jr
~~1367 Hardesty Blvd.~~ 13 Dorothy Dr
~~Akron, OH 44320~~ Poquoson, VA 23662

Prepared without evidence of title

STATE OF ALABAMA

)

WARRANTY DEED

SHELBY COUNTY

)

5000.00 Cms

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Regal Dubose Jr., heir at law of the Johnnie C. Dubose, deceased on December 3, 1974; and heir at law of Regal D. Dubose, Sr. deceased on July 30, 1977,** hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Marva G. Morrow, John c. Dubose, Evelyn Boseman, Regal Dubose Jr., Erskine Dubose Jr., Erwin Dubose, and Mitzie Dubose,** hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Subject to all items of record. This property is not homestead for grantor.

See Exhibit A.

Grantee in fee simple forever for each grantee. It is the intent of this instrument to create a 1/5 interest in the property described herein and with parcel id no. 27 4 17 3 001 025.000, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 1st day of October, 2009.

GRANTOR

Regal Dubose Jr. (L.S.)
Regal Dubose, Jr.

STATE OF Virginia
Poquoson City
COUNTY

)

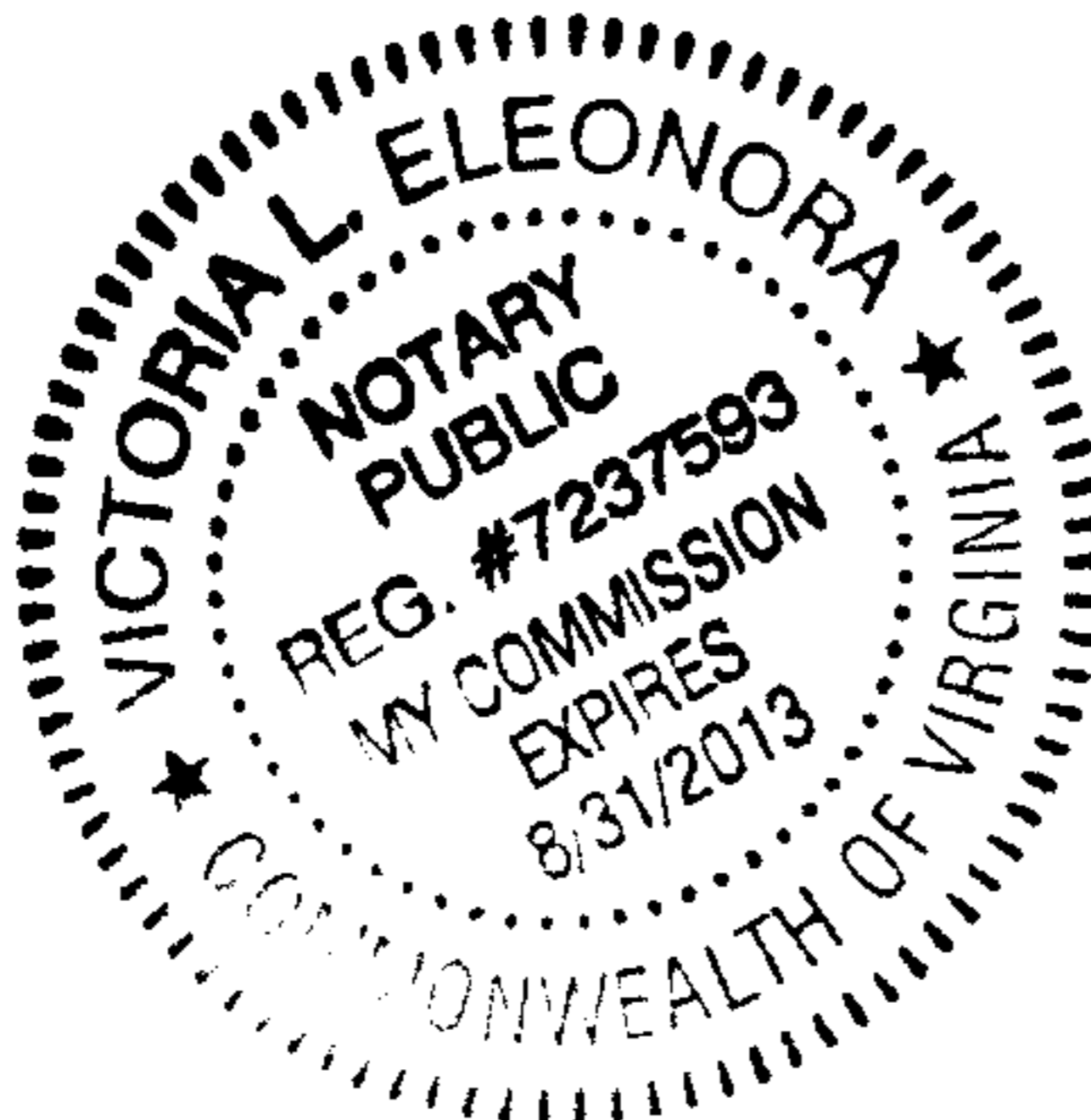
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ACKNOWLEDGMENT

I, Victoria L. Eleonora, a Notary Public for the State at Large, hereby certify that the above posted name, Regal Dubose, Jr., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of October 2009.



Victoria L. Eleonora
NOTARY PUBLIC
My Commission Expires: 8-31-2013



20110711000200850 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/11/2011 01:21:49 PM FILED/CERT

Shelby County, AL 07/11/2011
State of Alabama
Deed Tax: \$5.00

Exhibit A

**The SE 1/4 OF SW 1/4 EXC BEG INTO OF CO RD 17 & S/L OF SEC17 T22S R3W N 910'(S) E 410'
S 105' W 170'(S) S 995' E 577.5' TH S 198' (S) E 372'(S) TH N 192'(S)E 105' S 210' TO S/L OF
SEC17 TH W ALG SD S/L TO POB LESS R/D ROW**

Parcel: 27 4 17 3 00` 025.000

