


Shelby County, AL 10/14/2011
State of Alabama
Deed Tax: \$14.00


20111014000307390 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
10/14/2011 02:07:11 PM FILED/CERT

14,000

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:

Abbie Mae Connell
355 Waller Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fourteen thousand dollars, paid pursuant to a realty sales contract executed by the parties hereto, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JUNNIE CRAIG**, of 361 Samford Street, Montevallo, AL 35115, an unremarried widow, do grant, bargain, sell, and convey unto **ABBIE MAE CONNELL**, an unmarried woman, of 355 Waller Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 355 Waller Street, Montevallo, AL 35115, more particularly described as:

The N 50 feet of the E 140 feet of Block D, Reynolds Addition to Montevallo, located in §4, Twp 24N, R12E, being a house and lot 50 feet wide and 140 feet long, as further described in an instrument recorded in the Shelby County Alabama probate records at deed book 291, page 788 on 10 April 1975 and in an instrument recorded in the Shelby County Alabama probate records at deed book 344, page 810, on January 12, 1983.

The land is zoned residential under the zoning law of the City of Montevallo, is not in a flood plain, and is not the homestead of the seller.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

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

JUNNIE CRAIG, 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, **JUNNIE CRAIG**, have set my hand and seal, this 10 October 2011.

Witness:

Steve Sears

Junnie Craig (Seal)
JUNNIE CRAIG

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JUNNIE CRAIG**, 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 10 October 2011.

Steve Sears

Notary public

My commission expires 07 March 2014

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