

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:

Mary Ann Nichols Barnett
BX 477
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to settle the estate of my beloved husband Marshall Donald Barnett, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Mary Ann Nichols Barnett, of 130 Emfinger Road, Montevallo, AL 35115, an unremarried widow, do grant, bargain, sell, and convey unto **MARY ANN NICHOLS BARNETT**, an unremarried widow, of BX 477, 130 Emfinger Road, Montevallo, AL 35115 the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 130 Emfinger Road, Montevallo, AL 35115, otherwise described as Lot 5 of Thomas' Addition to Aldrich, as set out in a survey recorded at map book 3, page 52 of the Shelby County Alabama Probate Records, consisting of .59 acres, and assigned ad valorem tax ID#27 4 19 1 001 046.001.

Source of title: A deed to grantor and to her husband Marshall Don Barnett, deceased 17 October 2011.

The conveyed property forms the homestead of the grantor/grantee.

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

Mary Ann Nichols Barnett, 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, Mary Ann Nichols Barnett, have set my hand and seal, this 01 November 2011.

Witness:

Steve Sears

Mary Ann Nichols Barnett (Seal)
MARY ANN NICHOLS BARNETT

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Mary Ann Nichols Barnett, 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 01 November 2011.

Edna Faye Cecil
Notary public

MY COMMISSION EXPIRES
24 OCTOBER 2015

Shelby County, AL 11/02/2011
State of Alabama
Deed Tax: \$10.00