

28,000

WARRANTY DEED


20130703000272860 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
07/03/2013 11:06:24 AM FILED/CERT

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:

Francis Lucile Gaddy Hunt
80 Church Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **FRANCIS LUCILE GADDY HUNT**, of 80 Church Street, Montevallo, AL, an unmarried woman, do grant, bargain, sell, and convey unto **FRANCIS LUCILE GADDY HUNT AND GLENDA GADDY TERRELL**, a widow, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama, to-wit:

In the Town of Wilton, Lot 3, according to a survey and plat made by Tho. O Sparks, CE, for J W Little on 07 August 1913, more particularly described as: start at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §8, Twp 24N, R12E, run thence N 169.1 feet; thence N89°30'E 687.75 feet; thence S0°30'E 162.6 feet to the NW corner of Lot 3 and the point of beginning: Thence run N89°30'E 160.0 feet; thence S0°30'E 109.0 feet; thence S89°30'W 160 feet; thence N0°30'W 109.0 feet to the point of beginning.

It is the intent of this instrument to convey that property heretofore conveyed to W. K Gaddy by deeds recorded in Deed Book 110, page 138, and Deed Book 206, page 624 of the Probate Records of Shelby County, Alabama.

Sources of title: 1) A warranty deed executed in February 1978 and recorded March 23, 1978 at Deed Book 311, pages 117-8 of the Shelby County Probate Records. Grantor herein is the same person as the Frances Lucille Gaddy Simmons named

as grantee therein. 2) A quit claim deed executed October 26, 1981 and recorded at Deed Book 337, page 12 of the Shelby County Probate Records. Grantor herein in the same person as the Francis Lucile (Gaddy - Hunt) Simmons named as grantee therein. A warranty deed to grantor executed in 1989.

The conveyed property is the homestead of the grantor.

This property is evaluated as of summer 2013 at **\$29,880** by the Shelby County Revenue Commissioner.

This property forms the homestead of the grantor and all rights pertaining thereto are outstanding.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

FRANCIS LUCILE GADDY HUNT, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **FRANCIS LUCILE GADDY HUNT**, have set my hand and seal, this 03 July 2013.

Witness:

Steve Sears

Francis L. Hunt (Seal)
FRANCIS LUCILE GADDY HUNT



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State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **FRANCIS LUCILE GADDY HUNT**, 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 03 July 2013.



Notary public

My commission expires 07 March 2014



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