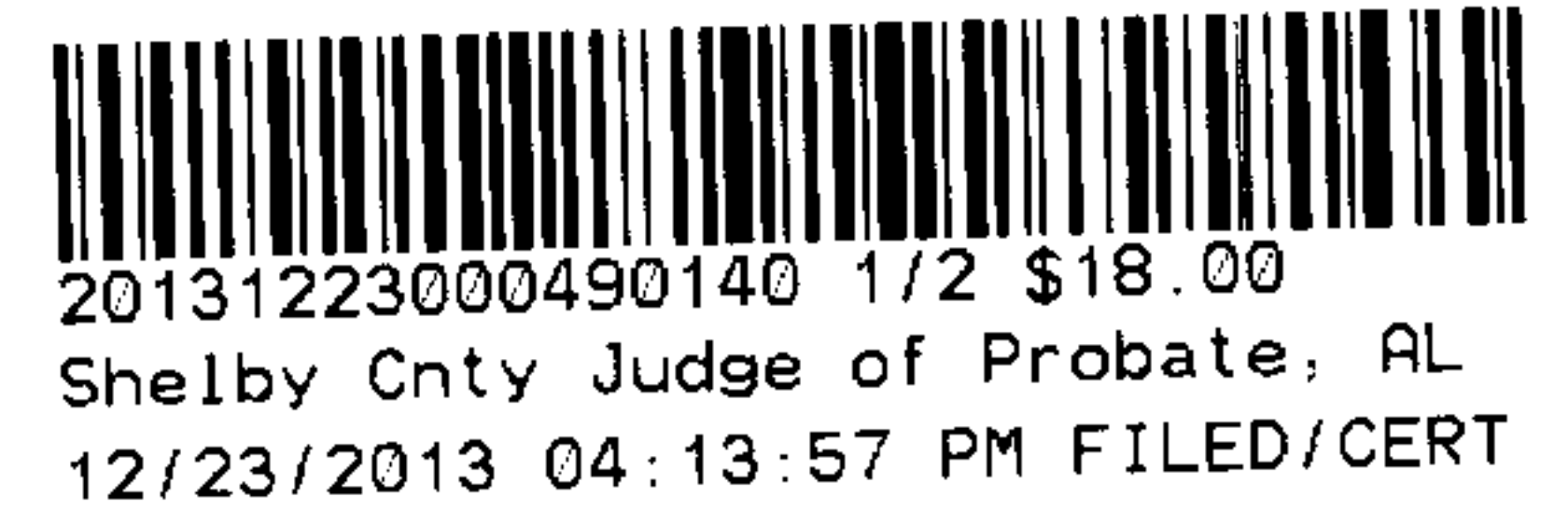


144,500

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:

Deborah L Winslett
668 Captain Morton Drive
Brierfield, AL 35035

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration settling her estate, and in accordance with the terms of her last will and testament, as a bequest to the grantee herein, the receipt whereof is acknowledged, **THE ESTATE OF ESSIE RAE WESTON, BY AND THROUGH STEVEN R SEARS, PERSONAL REPRESENTATIVE**, of BX 4, Montevallo, AL 35115, does grant, bargain, sell, and convey unto **DEBORAH L WINSLETT**, an unmarried woman, of 668 Captain Morstan Drive, Brierfield, Al 35035, Montevallo, AL 35115, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, Block 4 according to a survey of Arden Subdivision drawn 10 September 1949 by I S Gillespie, Alabama PLS, approved by the Montevallo Planning commission, and recorded 23 September 1949 in map book 3, page 64 of the Shelby County Alabama Probate Records.

Assigned ad valorem tax parcel identification number 27 5 21 4 001 043 by the Shelby County Alabama Revenue Commissioner.

This property was appraised at \$144,500 by the Shelby County Alabama Revenue Commissioner in 2013.

The conveyed property formed the homestead of the decedent prior to her death on 12 March 2013.

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

THE ESTATE OF ESSIE RAE WESTON, BY AND THROUGH STEVEN R SEARS, PERSONAL REPRESENTATIVE, does for itself and for its assigns and successors covenant with the said grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its assigns 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, **the Estate of Essie Rae Weston, by and through Steven R Sears, personal representative**, has set its hand and seal, this 24 December 2013.

Witness:

*Estate of Essie Rae Weston, by
Steven R Sears, pers. rep.*

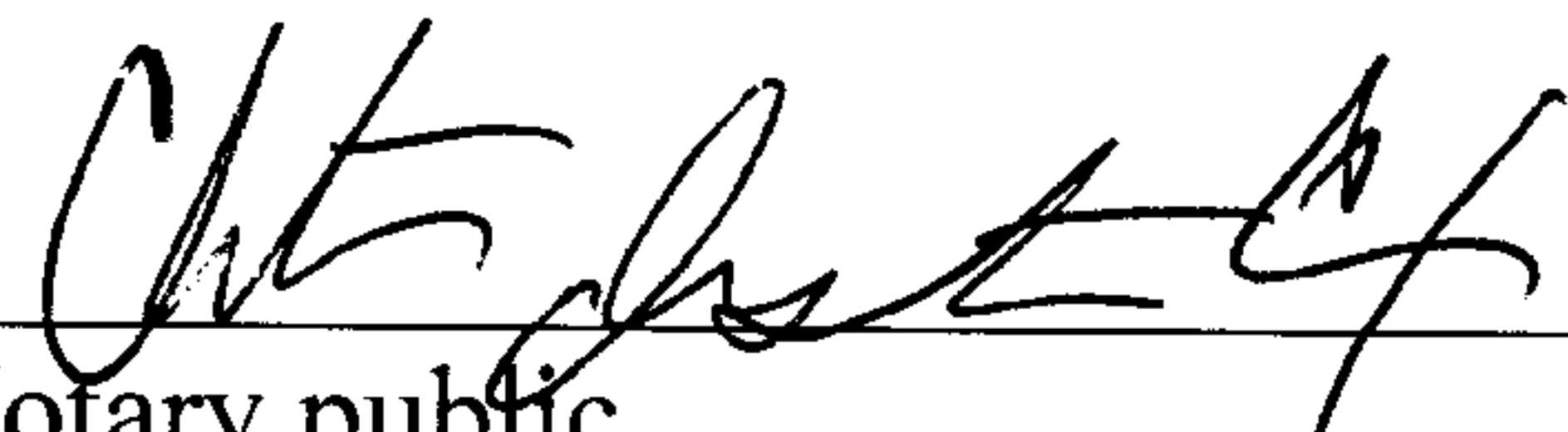
(Seal)

**THE ESTATE OF ESSIE RAE WESTON, BY
AND THROUGH STEVEN R SEARS,
PERSONAL REPRESENTATIVE**

State of Alabama)
County of Shelby)


I, the undersigned notary public for the State of Alabama at Large, hereby certify that **STEVEN R SEARS**, as personal representative of **THE ESTATE OF ESSIE RAE WESTON**, whose name in said capacity 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, he, as the act of the said estate and with full authority so to do, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 December 2013.



Notary public

MY COMMISSION EXPIRES OCTOBER 1, 2016


20131223000490140 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/23/2013 04:13:57 PM FILED/CERT