20150618000205310 1/1 $56.00
Shelby Cnty Judge of Probate, AL
06/18/2015 03:19:29 PM FILED/CERT

*Space above this line reserved for recording information*

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search and based upon a legal description provided by the parties.

This Instrument Was Prepared By:
John Bahakel, Attorney
2131-12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Ruth Ann Speigner
730 Highway 72
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for other good and valuable considerations together with the sum of **One Hundred and 00/100 Dollars ($100.00)*** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Joyce Kitchens**, a widow, with an address of 730 Highway 72, Pelham, Alabama 35124 (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Ruth Ann Speigner**, whose address is 730 Highway 72, Pelham, Alabama 35124 (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

The North one-half of the following described property: Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; run thence West along Section line 663.22 feet; thence turning an angle of 88 degrees and 24 minutes and run North 318.71 feet to the point of beginning of property herein described; thence run East 331.44 feet to the center of a road; thence North along center of said road 343.95 feet to the center of a road running East and West; thence West along center of said road 331.30 feet; thence South 343.71 feet to the point of beginning. Except the North 25 feet and the East 25 feet of the above described property for roadway.

Subject to encumbrances, covenants, restrictions, easements, reservations and rights of way of record in the Probate Office of Shelby County, Alabama.

Note: Joyce Kitchens is the surviving grantee, her spouse, Timmy A. Kitchens having passed away on July 29, 2009.

*The Tax Assessor's Value is shown as $41,700

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her heirs and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successor and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal on this the 18 day of May, 2015.

Joyce Kitchens
**Joyce Kitchens**

STATE OF ALABAMA
COUNTY OF Walker

I, the undersigned, a notary public in and for said county in said state, hereby certify that Joyce Kitchens, whose name is signed to the foregoing conveyance and who is known to me, or who presented proof of her identity, 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 the 18 day of May, 2015.

Rachel Frazier
Notary Public
My Commission Expires: 8-6-17

Shelby County, AL 06/18/2015
State of Alabama
Deed Tax:$42.00