



20160609000199230 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
06/09/2016 11:40:05 AM FILED/CERT

38,790

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:

Edward Earl DuBose
BX 265
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 grantees herein, the receipt whereof is acknowledged, I, **EDWARD EARL DUBOSE**, an unmarried man, of BX 265, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Edward Earl DuBose, an unmarried man, of BX 265, Montevallo, AL 35115 and to **TERRA DUBOSE**, an unmarried woman of 110 Vassar Circle, Montevallo, AL 35115; **YISTEEN DUBOSE**, an unmarried woman of 7715-516 Krefeld Glen Drive, Charlotte, NC 28227; **LACEY DUBOSE III**, an unmarried man, of 12437 Meeting House Road, Carmel, IN 46032; **JOI DUBOSE**, an unmarried woman, of 6420 Raleigh Street, Apt 3201, Orlando, FL 32825, and **KEVIN DUBOSE**, a married man, of 2608 Figtree Lane, Plane, TX 75074 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 7, Nabors' Addition to Aldmont, as recorded in the Probate Office of Shelby County, Alabama.

Source of title: A warranty deed from Lacey DuBose to L B DuBose and wife Cornelia DuBose, as joint tenants with right of survivorship, executed 04 October 1954 and recorded on 04 November 1954 at deed book 169, page 287 in the Shelby County Alabama Probate Office. A warranty deed executed on 26 July 2007 and recorded on 01 February 2008 at instrument number 2008:0201000042100 of the Shelby County Probate Office.

No part of the property conveyed herein forms any part of the homestead of any

grantor.


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This property was appraised at \$5,500 for the land, improvements \$33,290 for a total of \$38,790 as of June 2016 by the Shelby County Revenue Commissioner.

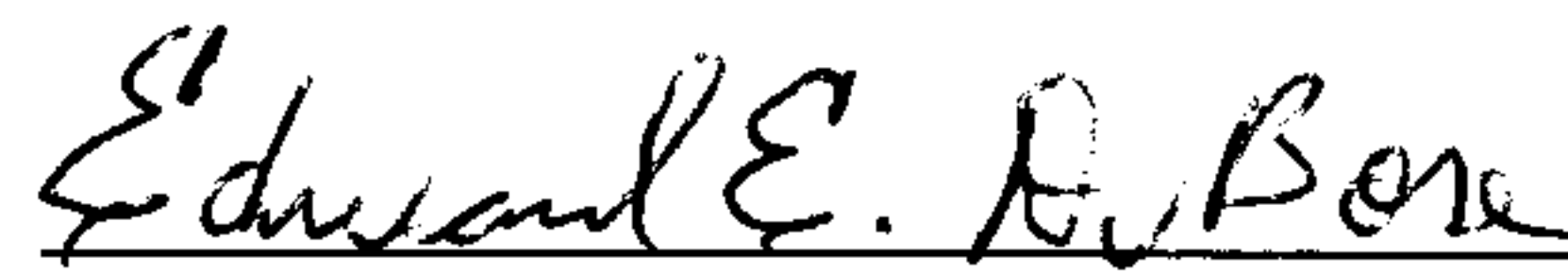
To have and to hold to the said grantees, their heirs and assigns forever.

Edward Earl DuBose does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors 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, Edward Earl DuBose, have set my hand and seal, this 02 June 2016.

Witness:



 (Seal)
EDWARD EARL DUBOSE

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Edward Earl DuBose, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 02 June 2016.



My commission expires 19 March 2018

Notary public