


This instrument was prepared by:  
**David F. Steele**  
**Steele Law, LLC**  
**Attorney at Law**  
**P.O. Box 724**  
**Monroeville, Alabama 36461**

  
20190117000018960 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/17/2019 11:15:19 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA                    )**

**COUNTY OF SHELBY                    )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Seven Thousand and 00/100 Dollars (\$7,000.00) and other consideration, to the undersigned Grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **J. HUDSON HINES, Post Office Box 23, Beatrice, Alabama 36425** (herein referred to as Grantor) do grant, bargain, sell and convey unto, **THE MARY ELIZABETH STALLWORTH FOUNDATION TRUST, c/o David F. Steele, Steele Law, LLC, Post Office Box 724, Monroeville, Alabama 36461** (herein referred to as grantee) the following described real estate, situated in Monroe County, Alabama, to-wit:

**Shown as Parcels 5 & 6 as shown on that previous Executor's Deed as recorded as Instrument Number 20020501000204430 at page 1/3 83.00.**

**Lots 1 & 4 of Block 4 together with that portion of Lot 5, Block 4, according to the survey of Cedar Grove Estates, First Edition, as recorded in Map Book 2 at page 22 in Probate Office of Shelby County, Alabama.**

**A plat of the property proposed to be conveyed under this instrument is shown on the attached Exhibit A.**

**This conveyance is made subject to any prior reservations, mineral conveyances, restrictions**

**The above constitutes no part of the homestead of the Grantor.**

**SUBJECT TO:** Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

Shelby County, AL 01/17/2019  
State of Alabama  
Deed Tax: \$7.00

And I do for myself and for my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of January 2019.

  
J. HUDSON HINES

STATE OF ALABAMA )

COUNTY OF MONROE )

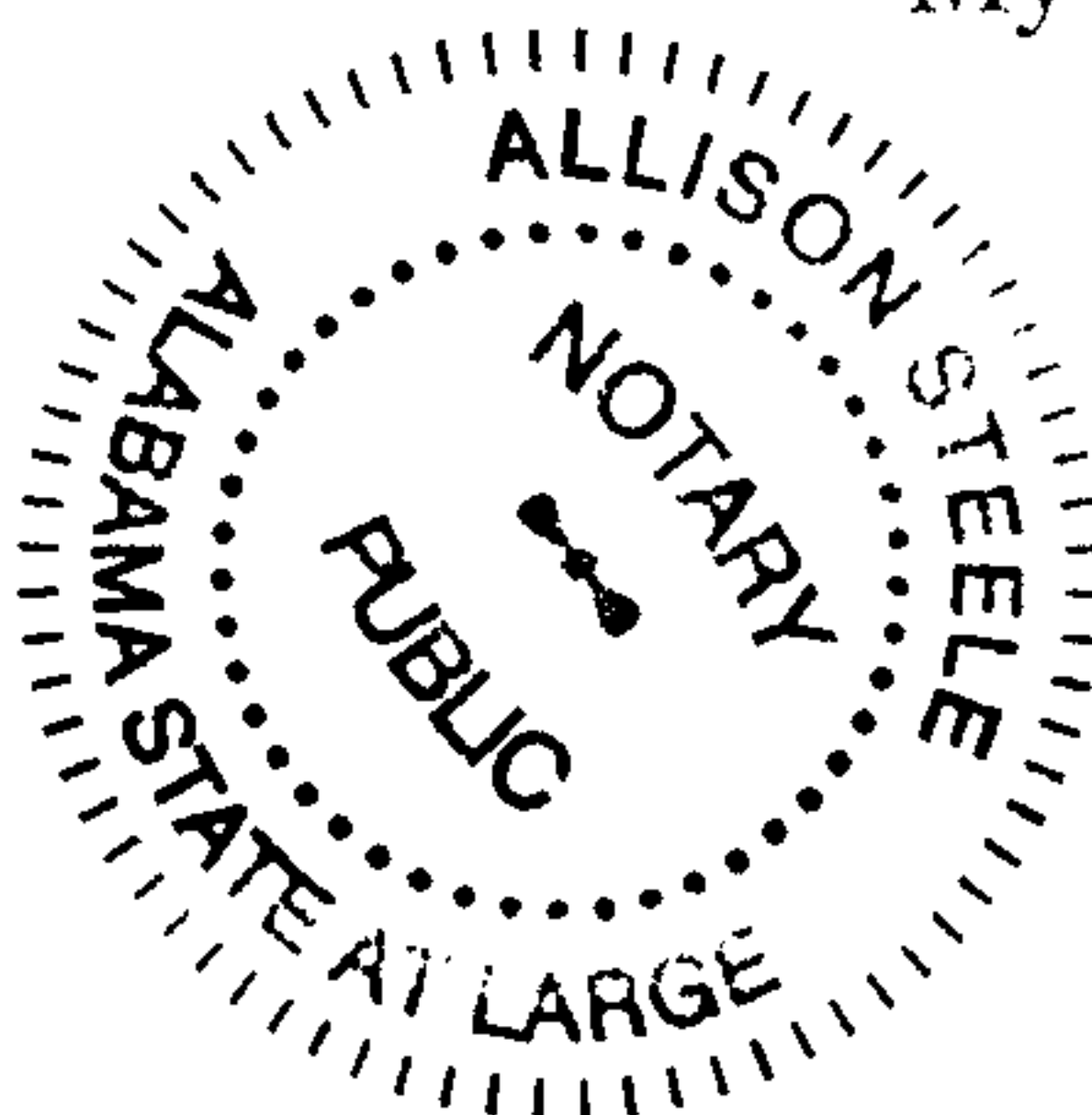
I, Allison Steele, a Notary Public in and for said County, in said State, hereby certify that J. HUDSON HINES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 7th day of January, 2019.

  
NOTARY PUBLIC

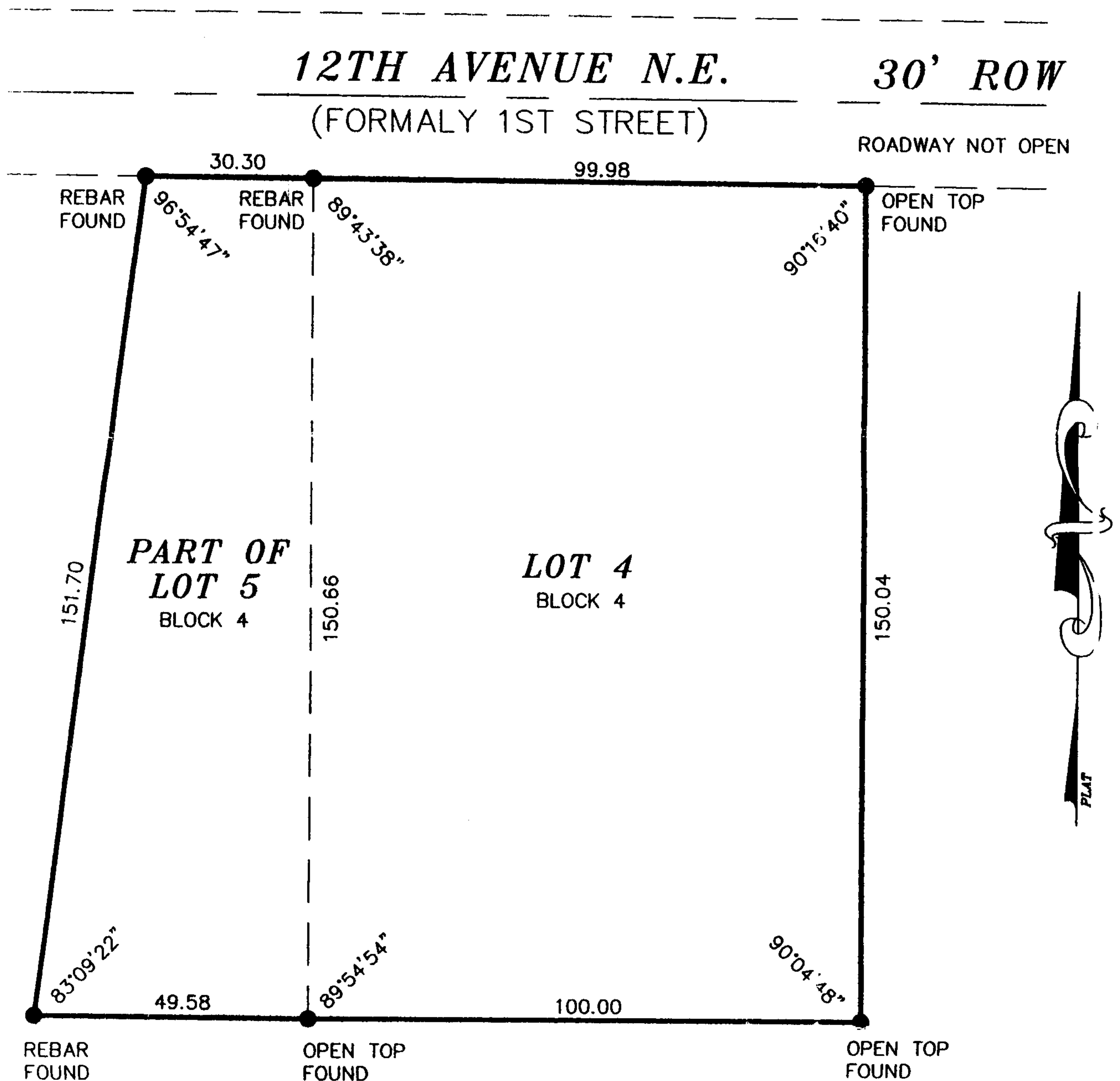
My Commission Expires 1/27/2020

My Commission Expires:



  
20190117000018960 2/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/17/2019 11:15:19 AM FILED/CERT





20190117000018960 3/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
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I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Lot 4, Block 4 of Cedar Grove Estates, First Addition, as recorded in Map Book 4, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama and part of Lot 5 of Cedar Grove Estates, First Addition, as recorded in Inst. #1994-26953, in the Office of the Judge of Probate of Shelby County, Alabama.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #011170 0218 D, Zone 'X', dated September 29, 2006, and found that the above described Parcel does not lie in a Flood Hazard Zone.

Rodney Y. Shiflett Al. Reg. #21784

**LEGEND**

- IRON PIN SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- ℄ CENTER LINE
- ⊙ UTILITY POLE
- U OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP

JOB NO. 09052

ADDRESS

DATE 2/26/09

SCALE 1" = 30'

DRAWN BY H. LETTS

CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map.