

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

PREPARED BY:  
H. L. Conwill  
POST OFFICE BOX 69  
VINCENT, ALABAMA 35178

SEND TAX NOTICE TO: H. L. Conwill  
P. O. Box 69  
Vincent, Alabama 35178

### WARRANTY DEED

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

20230615000180080 1/2 \$93.00  
Shelby Cnty Judge of Probate, AL  
06/15/2023 03:20:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Eight Thousand and 00/100 dollars (\$68,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, STANFORD ELLIOTT, a single man, (herein referred to as grantor) do grant, bargain, sell and convey unto H. L. CONWILL (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit A attached**

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals, this 12<sup>th</sup> day of June, 2023.

WITNESS:

STATE OF ALABAMA )  
SHELBY COUNTY )

Stanford Elliott  
Stanford Elliott  
Box 202  
175 Elliott Lane  
Vincent, AL 35178

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanford Elliott, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of June, 2023.

Helen B Thweatt  
Notary Public

HELEN B THWEATT  
Notary Public  
Alabama State at Large

Shelby County, AL 06/15/2023  
State of Alabama  
Deed Tax: \$68.00

My Commission Expires: May 25, 2025

My Commission Expires



20230615000180080 2/2 \$93.00  
Shelby Cnty Judge of Probate, AL  
06/15/2023 03:20:10 PM FILED/CERT

" EXHIBIT A "

All that part of the East half of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 2, Township 19, Range 2 East lying West of the centerline of the Old Vincent to Pell City Road.

Less that portion of the above described property owned by the Grantee

All of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 2, Township 19, Range 2 East lying West of the centerline of the Old Vincent to Pell City Road.

Less and Except approximately one-quarter (1/4) acre of said property previously conveyed to Grantor by Deed 275, Page 354 recorded in the Shelby County Probate Office.

The West half of the NW 1/4 of the SW 1/4 of Section 1, Township 19, Range 2 East.

Sherry Elliott, wife of Grantor, died September 9, 2022.