

Prepared by: Joseph P. Larkin, III, P.A.
P.O. Box 485
Apopka, FL. 32704-0485

Return to:

Property Appraiser's Parcel I.D. # _____
Grantee's Soc. Sec./Tax I.D. # _____

\$1,000.00

WARRANTY DEED

WARRANTY DEED made this 5th day of April, 1996, by Anne C. Hairelson, a married woman, whose post office address is _____, hereinafter referred to as Grantor, to W. Ward Hairelson, a married man and Anne C. Hairelson, a married woman, whose post office address is _____, hereinafter referred to as Grantee.

WHEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, sells, and conveys to Grantee, that certain parcel of Real Property located in Shelby County, Alabama, and more particularly described as:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, WHICH IS A FOUND IRON PIN; THENCE SOUTH 00 DEGREES 00' 00" WEST, 357.21 FEET TO A FOUND IRON PIN, AND ALSO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 09' 12" EAST, 200.51 FEET TO A SET RE-BAR; THENCE SOUTH 03 DEGREES 54' 45" WEST, 308.81 FEET TO A SET RE-BAR, WHICH IS LOCATED ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 46; THENCE SOUTH 88 DEGREES 10' 45" WEST ALONG SAID RIGHT-OF-WAY, 179.43 FEET TO A FOUND IRON PIN; THENCE NORTH 00 DEGREES 00' 00" EAST, 307.33 FEET TO THE POINT OF BEGINNING. CONTAINING 1.34 ACRES, MORE OR LESS. PARCEL OF LAND LYING IN THE NW 1/4 OF THE NE 1/4, SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA.

This document was prepared with information furnished by the parties involved and no title opinion or search was performed.

Together with all tenements, hereditaments and appurtenances thereto or in any way appertaining.



To have and to hold in fee simple forever.

And Grantor hereby warrants that Grantor is lawfully seized of said land in fee simple; that Grantor has good title and lawful authority to sell and convey said land; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

04/08/1996-11369
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-11369

IN WITNESS WHEREOF, Grantor has executed this document on the day and year first above written.



WITNESS

WITNESS


Anne C. Hairelson

STATE OF ALABAMA
COUNTY OF Shelby

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Anne C. Hairelson, who is personally known to me or has produced _____ as identification, and who did not take an oath.

WITNESS my hand and official seal in the County and State Last aforesaid this 8th day of April, 1996.


NOTARY PUBLIC
My Commission Expires: 1-29-97

Inst # 1996-11369

04/08/1996-11369
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00