

STATE OF ALABAMA


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WARRANTY DEED

COUNTY OF SHELBY

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20040227000100550 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
02/27/2004 10:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten thousand and NO/100 (\$10,000.00) Dollars and other good and valuable consideration to the undersigned, Francine D. Stone, a married woman, herein referred to as Grantor, in hand paid by Dean K. Waldrop, an unmarried woman, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the locally accepted Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence S 86 degrees 03 minutes 35 seconds W a distance of 208.17 feet to a 1/2" rebar set; and the POINT OF BEGINNING; thence continue S 86 degrees 03 minutes 35 seconds W a distance of 180.00 feet to a 1/2" rebar set; thence N 00 degrees 00 minutes 06 seconds W a distance of 244.79 feet to a 1/2" rebar set; thence N 86 degrees 05 minutes 43 seconds E a distance of 180.00 feet to a capped rebar found "Wheeler"; thence S 00 degrees 32 minutes 55 seconds W a distance of 36.13 feet to a 1" open top pipe found; thence S 00 degrees 05 minutes 42 seconds E a distance of 208.55 feet to the Point of Beginning. Said described property contains 1.01 acres more or less.

EASEMENT: An easement for ingress/egress and utilities lying in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the locally accepted Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence S 86 degrees 03 minutes 35 seconds W a distance of 208.17 feet to a 1/2" rebar set; thence N 00 degrees 05 minutes 42 seconds W a distance of 208.55 feet to a 1" open top pipe; thence N 00 degrees 32 minutes 55 seconds E a distance of 36.13 feet to a capped rebar found "Wheeler" and the Point of Beginning; thence S 86 degrees 05 minutes 43 seconds W a distance of 15.03 feet to a point; thence N 00 degrees 07 minutes 54 seconds W a distance of 150.73 feet to a point; thence N 63 degrees 55 minutes 10 seconds E a distance of 16.68 feet to a rebar found; thence S 00 degrees 07 minutes 54 seconds E a distance of 157.04 feet to the Point of Beginning. Said described easement contains 0.05 acres, more or less.

This instrument prepared without benefit of title examination by preparer.

Legal Description taken from survey prepared by Rodney Y. Shiflett, Rodney Shiflett Surveying, dated July 22, 2003.

Subject property is not the homestead of grantor.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall

include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 24th day of February, 2004.

Francine D. Stone
Francine D. Stone

20040227000100550 Pg 2/2 24.00
Shelby Cnty Judge of Probate, AL
02/27/2004 10:50:00 FILED/CERTIFIED

STATE OF FLORIDA,
Osceola COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Francine D. Stone, a married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of February, 2004.



Tricia R. Milazzo
MY COMMISSION # DD244568 EXPIRES
November 30, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Tricia M. Milazzo
NOTARY PUBLIC
My Commission Expires: 11/30/07

This document prepared by:
Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Dena K. Waldrop
230 Warrior Trail
Hayden, AL 35079