

1306

TITLE NOT EXAMINED
PREPARED WITHOUT BENEFIT OF SURVEY
Prepared by
Henry E. Lagman, Attorney at Law
P.O. Box 43269, Birmingham, Alabama 35243

WARRANTY DEED, IN FEE SIMPLE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of fifteen thousand and five hundred 00/100
(\$15,500.00) Dollars to the undersigned grantor or grantors in hand
paid by the grantee herein, the receipt whereof is acknowledged we,

RICKY J. PICKETT, a married man

(herein referred to as grantors) do grant, bargain, sell and convey
unto

Janiece R. McDanal, a single woman

(herein referred to as Grantee) in fee simple, together with every
contingent remainder and right of reversion, the following described
real estate situated in SHELBY County, Alabama to-wit:

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From the Southwest corner of Section 27, Township 19 South, Range 2
East, proceed East along the South Boundary of said Section a distance
of 182.30 feet to the point of beginning; thence continue in a
straight line 150.07 feet; thence left 113 deg. 51 min. a distance of
395.01 feet to a point on the South right of way line of Glaze Ferry
Road; thence left 90 deg. 00 min. along said right of way a distance
of 125.00 feet; thence left 87 deg. 53 min. a distance of 334.55 feet
to the point of beginning; being all situated in the SW 1/4 of the SW
1/4 of Section 27, Township 19 South, Range 2 East, Shelby County,
Alabama.

The foregoing described property is not the Homestead of the Grantor
or his wife and includes one 1978 Buccaneer Mobile Home afixed to the
real property herein described.

Subject to Easements, Restrictions and Rights of Way of Record.

And I do, for myself and for my heirs, executors, and administrators
convenant with the said GRANTEE, her heirs and assigns, that I am
lawfully seized in fee simple of said premises; that they are free
from all encumbrances;

That I have a good right to sell and convey the same as aforesaid;

that I will and our heirs, executors and administrators shall warrant and default and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set I hand (s) and seal(s), this 15 day of Jan, 1988.

WITNESS:

Ricky J. Pickett
RICKY J. PICKETT

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
Shelby COUNTY)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICKY J. PICKETT whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January A.D. 1988.

BOOK 168
Shelby H. Layman
NOTARY PUBLIC

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 _____ day of _____ A.D. 198_____.

NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 20 PM 1:33

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.50