

1924

WARRANTY DEED-CASH

THE STATE OF ALABAMA
SHELBY County.

THIS INDENTURE, made and entered into on this 10th day of October, 1988, by and between Nash and Annie Mae Hardy

NASH HARDY / Annie Mae Hardy
part of the first part, and Barbara and Joe L. Cunningham

part of the second part:

WITNESSETH: THAT, FOR AND IN CONSIDERATION of the sum of \$2,400.00
Two-thousand and four hundred &00/100-----Dollars,

to the part of the first part in hand paid by the part of the second part, the receipt whereof is hereby acknowledged, the part of the first part has granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the part of the second part, the following described real property, to-wit: I, Huddie Dansby, a certified Land Surveyor, do hereby certify that the described property commence at the Northwest corner of the North-One-Half

of the N.W.1/4 of section 1, Township 19 South, Range 2 East, thence run southerly and along the west line for a distance of 1023.30' feet, thence turn 97°00' to the left and run easterly for a distance of 104.93' feet to the point of beginning. Thence turn 38°19'40" to the left and run northeasterly for a distance of 195.49' feet, thence turn 133°36'25" to the right and run southerly for a distance of 104.69' feet, thence turn 0°38'50" to the right and continue southerly for a distance of 389.87' feet to a point on the northerly right of way of a County Road, Thence turn 84°11'02" to the right and run westerly and along said right of way for a distance of 110.0' feet thence turn 106°53'20" to the right and run northeasterly for a distance of 206.38' feet, thence turn 34°43'00" to the left and run northwesterly for a distance of 181.39' feet to the point of beginning., and containing 1.028 Acre. more or less., I further certify that I, have located or placed Iron Pins at the corners, that there are no Encroachments unto or from the adjoining properties except, that there are Joint Driveways, Right of Ways nor Easements over or across said property visible on the surface or known by me to exist except as shown, that I, have examined the current F.I.A. Official Flood Hazard Boundary Map and found reference lot IS NOT in a area having special flood hazards.

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TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the part of the second part, heirs and assigns, in fee simple.

And the part of the first part do hereby covenant with the part of the second part that lawfully seized in fee of the said premises, that has a good right to sell and convey the same; that said premises are free from incumbrance, and that warrant, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the part of the first part has hereunto set hand and seal, on this, the day and year herein first above written.

ATTEST:

At. 4-Box 75-E
Anniston, Ala
(L. S.)
(L. S.)

THE STATE OF ALABAMA,
CALHOUN County.

I, Denise DeRamus, a Notary Public
in and for said State and County, hereby certify that NASH HARDY
whose name he 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, has executed the same voluntarily, on the day the same bears date.
GIVEN under my hand and seal on the 10th day of October A. D., 19 88.

THE STATE OF ALABAMA,
CALHOUN County.

NASH HARDY
Denise DeRamus
Commission Expires
12-22-90

I, Denise DeRamus, a Notary Public
in and for said State and County, do hereby certify that on the 10th day of October, 19 88,
came before me the within named ANNE MAE
known to me to be the wife of the within named NASH HARDY
who being by me examined separate and apart from her husband touching her signature to the foregoing
conveyance, acknowledged that she signed the same of her own free will and accord, and without fear,
constraint, or threats on the part of her husband.

In witness whereof I hereunto set my hand this 10th day of October, 19 88.

Denise DeRamus
Commission Expires
12-22-90

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 28 AM 9:58

Thomas A. Shewell, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 250
2. Mtg. Tax
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 850

WARRANTY DEED

THE STATE OF ALABAMA, } ss
County.

Office of Probate Judge.

I hereby certify that this instrument was
filed in office for record on the _____
day of _____ 19____, at _____
o'clock _____ M., and was duly recorded on
the _____ day of _____ 19____
in Book _____ Register of Deeds, on pages _____
and examined.

Judge of Probate, _____ County, Ala.