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Shelby Cnty Judge of Probate, AL  
04/14/1992 03:23:25 PM FILED/CERT

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Huntsville Office  
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This instrument was prepared by:  
(Name) Joel C. Watson, Attorney at Law  
(Address) P.O. Box 987  
Alabaster, Alabama 35007

Send Tax Notice to:  
(Name) Lorraine W. Hardin  
(Address) 916 Rockingham Road  
Birmingham, Ala. 35235

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY NINE THOUSAND AND NO/100 (\$259,000.00) DOLLARS

in the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Flynn Gerald and wife, Jeanette Gerald

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Lorraine W. Hardin

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 East, being more particularly described as follows:  
From the NW corner of the NE $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 East, run South 1091.21 feet to the point of beginning; thence continue South 1,568.25 feet; thence right 91 deg. 01 min. 34 sec. a distance of 1307.86 feet; thence right 89 deg. 04 min. 07 sec. a distance of 91.53 feet; thence right 19 deg. 04 min. a distance of 895.62 feet; thence left 18 deg. 00 min. a distance of 856.00 feet; thence right 89 deg. 59 min. 25 sec. a distance of 407.10 feet; thence right 21 deg. 01 min. 24 sec. a distance of 636.30 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

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03:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCO 245.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20<sup>th</sup>  
day of March 19 92

(Seal)

Flynn Gerald  
(Flynn Gerald)

(Seal)

(Seal)

Jeanette Gerald  
(Jeanette Gerald)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority,  
in said State, hereby certify that Flynn Gerald and wife, Jeanette Gerald,

a Notary Public in and for said County

whose name(s) are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of

March

19 92

JANICE E. CULVER  
Notary Public, State of Alabama  
My Comm. Expires 4/1/93

Jeanette Gerald  
Notary Public