

THIS INSTRUMENT PREPARED BY:
THIS INSTRUMENT PREPARED BY:
NAME: JACKSON W. GUYTON
4507 GARY AVENUE
ADDRESS: FAIRFIELD, ALABAMA 35064

Send Tax Notice To:
Henry H. Caldwell, Jr and
Freida Louise Caldwell
\$500

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Freida Louise Caldwell, aka Freida L. Caldwell and husband
Henry H. Caldwell, Jr.

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

Freida Louise Caldwell and Henry H. Caldwell, Jr.

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

A plot of land lying in the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 3 West and more particularly described as follows:
Begin at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 3 West; thence east along the north line of said quarter-quarter section 510.63 feet to the point of beginning; thence continue east along said north line 176.37 feet; thence right 90 degrees 00 minutes in a southerly direction 254.60 feet; thence right 90 degrees 00 minutes in a westerly direction 147.40 feet; thence right 78 degrees 20 minutes in a northwesterly direction 243.94 feet; thence right 64 degrees 01 minutes 02 seconds in a northeasterly direction 25.75 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Easements, reservations, limitations, covenants and encumbrances of Record.

Inst # 1995-00597

01/06/1995-00597
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this
day of December, 1994.

(Seal)

(Seal)

(Seal)

Freida Louise Caldwell (Seal)
Freida Louise Caldwell

Henry H. Caldwell, Jr. (Seal)
Henry H. Caldwell, Jr.

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frieda Louise Caldwell and husband, Henry H. Caldwell, Jr. whose names 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 29th day of December, A. D., 1994.

Florence W. Stewart
Notary Public.