

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Richard Zaragosa
686 Smokey Road
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Sixteen Thousand Dollars (\$16,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Martha Jean Boswell, a divorced woman, Teresa D. Hockaday, a married woman, Theron E. Walker, a married man, and Phillip W. Walker, a married man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Richard Zaragoza, an unmarried man, and Gregory Harris, a married man**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE 1/4 of the NE1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence westerly along the South line of said 1/4-1/4 section a distance of 182.03 feet to the point of beginning of the property being described, thence continue along last described course 144.90 feet to a point; thence turn 87 deg. 57 min. 09 sec. right and run Northerly 311.18 feet to a point; thence turn 88 deg. 32 min. 25 sec. left and run Westerly 34.12 feet to a point, thence turn 89 deg. 05 min. 26 sec. right and run Northerly 648.63 feet to a point on the Southerly right of way line of Shelby County Highway No. 12; thence turn 110 deg. 25 min. 02 sec. right and run Southeasterly along said right-of-way line 194.15 feet to a point, thence turn 69 deg. 34 min. 58 sec. right and run Southerly 896.61 feet to the point of beginning, containing 3.62 acres.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the grantors herein without the benefit of survey.

The above described property does not constitute the homestead of the grantors, Theron E. Walker, Jr., Teresa D. Hockaday and Phillip Walker.

The grantor herein, Martha Jean Boswell, is one and the same person as the grantee, conveying the same property, Martha Jean Day, which said deed is recorded in Deed Book 315, Page 368, in the Probate Office of Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of March, 1995

03/22/1995-07410
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 29.00

1995-07410

Martha Jean Boswell
Martha Jean Boswell

Theron E. Walker Jr.
Theron E. Walker, Jr.

Teresa D. Hockaday
Teresa D. Hockaday

Phillip W. Walker
Phillip W. Walker

ELIZABETH L. LANCEWICZ
Notary Public, Gd. Traverse County, MI
My Commission Expires Sept 9, 1995
STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Martha Jean Boswell**, a divorced woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of Mar, 1995.

9-9-95
My Commission Expires

Elizabeth L. Lancewicz
Notary Public
Acting in Polkaska Co.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Theron E. Walker**, a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 1995.

August 5, 1996
My Commission Expires

Sammy Roper Boone
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Teresa D. Hockaday**, a married woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of MAR., 1995.

6-20-96
My Commission Expires

[Signature]
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Phillip W. Walker**, a married man, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 1995.

August 5, 1996
My Commission Expires

Sammy Roper Boone
Notary Public

C:\WPDOCS\U-Z14\WALK-P.DED

03/22/1995-07410
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 29.00

Inst # 1995-07410