

State Of Alabama,

SHELBY

County

Know All Men by These Presents.

21621-5511  
Inst # 1951

In Consideration Of TEN AND 00/100 (10.00) Dollars

to the undersigned grantor CLIVE O. BOGGAN AND WIFE ALMA T. BOGGAN

in hand paid by SHAWN C. BOGGAN

the receipt whereof is acknowledged BY the said

CLIVE O. BOGGAN AND ALMA T. BOGGAN

07/10/1995-17917  
09:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00

do

Grant, Bargain, Sell and Convey unto the said

SHAWN C. BOGGAN

the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE SW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 35,  
TOWNSHIP 17, SOUTH RANGE 1, EAST; THENCE WEST ALONG THE SOUTH  
LINE OF SAID  $\frac{1}{4}$   $\frac{1}{4}$  SECTION 1625.93 FT. TO THE EASTERLY RIGHT OF  
WAY OF A PUBLIC ROAD; THENCE 90°00' TO THE RIGHT ALONG SAID  
RIGHT OF WAY 110.00 FT. TO THE POINT OF BEGINNING OF PARCEL  
HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST NAMED COURSE 110.00  
FT. THENCE 92°56' TO THE RIGHT 200.00 FT. THENCE 86°58' TO THE  
RIGHT 104.88 FT. THENCE 91°34' TO THE RIGHT 200.00 FT TO THE  
POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED FROM DEED AND MAPS AVAILABLE  
NO FIELD SURVEY MADE

02979

To Have And To Hold, to the said

SHAWN C. BOGGAN

heirs, assigns and successors forever.

And THEY do, for HIM

and for HIS

heirs, executors and administrators, covenant

with the said SHAWN C. BOGGAN

heirs, assigns and successors, that THEY  
free from all encumbrances;

lawfully seized in fee simple of said premises; that they are

that THEY have a good right to sell and convey the same as aforesaid; that THEY will, and  
THEIR heirs, executors and administrators shall, warrant and defend the same to the said

SHAWN C. BOGGAN  
heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, THEY have each hereunto set THEIR hand and seal, this

day of JUNE , 1995

WITNESSES:

CLIVE O. BOGGAN Seal  
ALMA T. BOGGAN Seal  
Seal  
Seal

ACKNOWLEDGMENTS

State Of Alabama  
Baldwin County

I, Leuwan A. Indwell, a Notary Public in and for said County, in said State, hereby  
certify that CLIVE O. BOGGAN whose name S ARE signed to the foregoing convey-  
ance, and who ALMA T. BOGGAN 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 23 day of JUNE, 1995

Leuwan A. Indwell  
As Notary Public.

Inst. # 1995-17917  
My Commission Expires 4/22/96

07/10/1995-17917  
09:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00

State Of  
County

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify  
that on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, came before me the within named

known to me to be the wife of the within named

who, being examined separate and apart from the husband touching her signature to the within conveyance,  
acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats  
on the part of the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_

0258 0245  
RECORDED IN ABOVE  
DEED VOLUME & PAGE  
FILED PELL CITY, ALA  
JUN 28 AM 10 38  
WALLACE WYATT, JR.  
JUDGE OF PROBATE

State Of  
County

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby  
certify that \_\_\_\_\_, a subscribing witness to the foregoing conveyance, known to  
me, appeared before me on this day, and being sworn, stated that \_\_\_\_\_, the grantor,  
voluntarily executed the same in \_\_\_\_\_ presence, and in the presence of the other subscribing witness, on  
the day the same bears date; that \_\_\_\_\_ attested the same in the presence of the grantor \_\_\_\_\_, and of the  
witness, and that such other witness subscribed \_\_\_\_\_ name as a witness in \_\_\_\_\_ presence.  
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ St. Clair County

Mtg. Tax \$ \_\_\_\_\_  
Deed Tax 2.00  
Indexing Fee 2.00  
Certification 1.00  
Recording Fee 5.00  
Add'l Recording Fee \_\_\_\_\_  
Total \$ 10.00

As Notary Public.

CLIVE O. BOGGAN  
ALMA T. BOGGAN  
TO  
SHAWN C. BOGGAN  
14180 Hwy 41  
Tels 35094

Warranty Deed

State of Alabama

County

I  
hereby certify that the within deed was filed  
in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_, at \_\_\_\_\_ o'clock  
M., and was duly recorded in Vol. \_\_\_\_\_  
of Deeds, at page \_\_\_\_\_, and examined.

Judge of Probate.

Printed and For Sale by Zac Smith, Birmingham, AL.