

This Warranty Deed

Made the 11th day of AUGUST, 1995,

hereinafter called the grantor to MATTHEWA WILSON AND KIMBERLY J WILSON

whose postoffice address is

hereinafter called the grantee: PHILLIP A DEAN AND MELODIE J. DEAN

87,000

Witnesseth: That the grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Shelby County,

~~Florida~~ to wit: Alabama a parcel of land in the ne 1/4 of the nw 1/4 of section 29 township 19 south range 1 east shelby conty, Al described as follows; commencing at the southwest corner of the ne1/4 of the nw1/4 of section 29 township 19 south range 1 east, thence north 89deg. 59 min 01sec. East along the south boundary line of said 1/4 1/4 section a distance of 194. feet to the east edge of shelby co. road no.101 and the point of beginning; thence continue north 89 deg. 59 min. 01. sec. east a distance of 175.01feet to the west property line of richard wark by deed recorded in real 337 page 634; thence north 89 deg. 34 min. 33 sec. west a distance of 177.22 feet to the east along east edge of the road

Tax Folio No. or Parcel No.

for a distance of 384.99 feet to the point of beginning; being situated in

SHELBY COUNTY ALABAMA.

Together with all the tenements, hereditaments and appurtenances thereto belonging in anywise appertaining.

To Have and to Hold. the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances except, any easements or restrictions of record and taxes accruing subsequent to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence:

Earl B. Kreider Jr.
EARL B. KREIDER JR.

Richard W. Burgess
RICHARD W. BURGESS

Type or Print Name of Witnesses below signatures

Matthew A. Wilson
MATTHEW A. WILSON

L.S.

Kimberly J. Wilson
Kimberly J. Wilson

L.S.

Type or Print Name of Grantor below signatures

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared EARL KREIDER, Richard W Burgess AND Matthew A Wilson, Kimberly J Wilson

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and state last aforesaid this 11 day of August, 1995 A.D. 19

NOTARY PUBLIC, STATE OF Florida

Dan J. Voelker
Type or Print Name of Notary below signature

Inst # 1995-26248

My Commission expires: Notary Public, State of Florida
RETURN TO GRANTOR NO. CC 417351

THIS INSTRUMENT PREPARED BY:

09/20/1995-26248
01:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 95.50

P.O. Box 246
Chula Vista, AP 33043

Inst # 1995-26248