

Prepared by: M. J. MENGE, of
SHELL, FLEMING, DAVIS & MENGE
226 South Palafox Place
Post Office Box 1831
Pensacola, Florida 32598

STATE OF ALABAMA
COUNTY OF SHELBY

Parcel ID No.: _____

Grantee(s) Mailing Address: 1006 First Street
Alabaster, AL 35007

Grantee(s) Social Security Number
or Tax Identification Number:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MARIAN B. BRYAN, a divorced and unremarried woman, hereinafter called Grantor, for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey, and grant to R. DON BRYAN, a divorced and unremarried man, hereinafter called Grantee (which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the successors and assigns of Grantee, forever the real property in Shelby County, Alabama, described as follows:

LOT 7, BLOCK 4, ACCORDING TO A RESURVEY OF LOTS 7 AND 8, BLOCK 4, INDIAN VALLEY, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTH AND EAST CORNER OF SAID LOT 8, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 8, SAID LINE ALSO BEING THE MOST SOUTHERLY LINE OF LOT 7, A DISTANCE OF 238.40 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 147 DEGREES 32 MINUTES 39 SECONDS AND RUN IN AN EASTERLY DIRECTION A DISTANCE OF 204.78 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 8, THENCE TURN AN ANGLE TO THE LEFT OF 42 DEGREES 30 MINUTES 21 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY LINE OF SAID LOT 8 A DISTANCE OF 58.01 FEET TO THE MOST SOUTH AND EAST CORNER OF SAID LOT 8; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES 56 MINUTES 09 SECONDS AND RUN IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

To have and to hold unto the said Grantee and the heirs, personal representatives, successors, and assigns of Grantee, forever, together with all and singular the tenements,

150,000 -
150.00
6.00
5.00
161.00

Inst # 1996-10867

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SHELBY COUNTY JUDGE OF PROBATE
161.00
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hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed.

And Grantor covenants with Grantee that, except as above noted, at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend Grantee against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, this instrument has been executed by Grantor this 27th day of February, 1996.

Witnesses:

[Signature]
Print: James Chase

[Signature]
Print: Jennifer L. Gross

[Signature] (SEAL)
MARIAN B. BRYAN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of February, 1996, by MARIAN B. BRYAN.

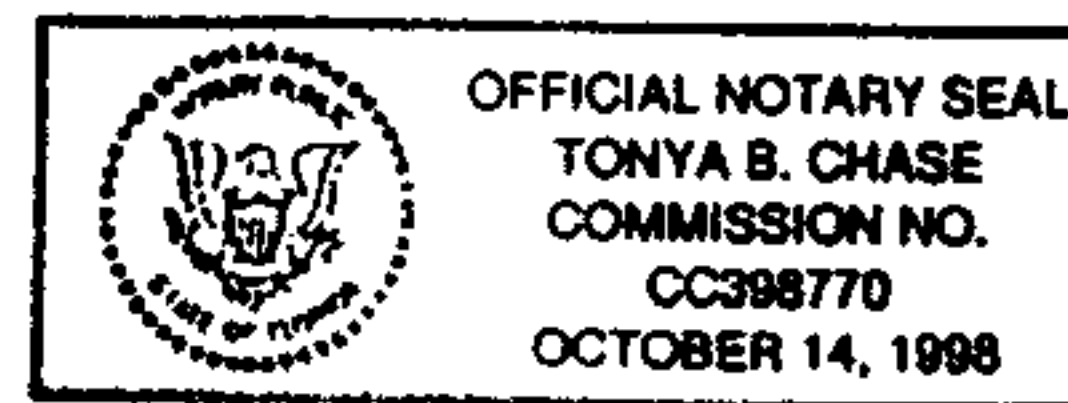
(SEAL)

[Signature]
Notary Public

Personally known ☒

Produced Identification

Type of Identification Produced



Inst # 1996-10867

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04/04/1996-10867
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SHELBY COUNTY JUDGE OF PROBATE
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