

\$2,000

B. Ham

This instrument was prepared by:

Paul F. Meyers, II
Attorney At Law
2841 Montgomery Highway
Post Office Box 645
Dothan, Alabama 36302

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

}

Know all men by these presents: That in consideration of ten dollars and other valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged I,

WILLIE LANDERS, a widow.

Grantor (herein referred to as Grantor) do grant, bargain, sell, and convey unto

TERRY D. LANDERS and HAZEL E. LANDERS
AKA HAZEL E. HUDSON

(herein referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 20 South, Range 3 West, more particularly described as follows: Begin at Northeast corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 20 South, Range 3 West and run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 499.60 feet to a point of beginning of the land herein conveyed; thence turn an angle of 91°22' to the right in a Westerly direction and run 210 feet; thence run in a Southerly direction 105 feet; thence run in an Easterly direction to the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210 feet; thence run in a Northerly direction along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 105 feet to the point of beginning.

PETERN 10
JIM WALTER ROSES INC.
P. O. BOX 1117
TALLAHASSEE, FL 32301

Inst # 1996-18594

06/07/1996-18594
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SHM 13.00

containing 1/2 acres, more or less, mineral and mining rights excepted.

To Have and to Hold Unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 10th day of May 1996.

WITNESS:

Willie Landers
WILLIE LANDERS

STATE OF ALABAMA }
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIE LANDERS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May 1996.

Marianne
NOTARY PUBLIC

my comm. expires: 6/14/98

Grantee's address:

Willis Apt. #2
Cunningham Drive
Helena, AL 35080

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