

This instrument Prepared By:

Send Tax Notice To:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, AL 35040

WARRANTY DEED

Inst # 1999-02305

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/19/1999-02305
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
-992 99A 11.30

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **JULIUS GAITERS and JUANITA GAITERS, a married couple,** hereinafter called "SELLERS," do hereby GRANT, BARGAIN, SELL AND CONVEY unto, **FELICIA FORD, an unmarried woman,** hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

A lot or parcel of land situated in the SW 1/4 of the SE 1/4, Section 4, Township 22 South, Range 2 West, and more particularly described as follows: Commence at the Southeast corner of the above described quarter-quarter and run North 2 deg. 00 min. West along the East line of said quarter-quarter for 420.0 feet; thence South 87 deg. 00 min. West for 210.0 feet; thence North 2 deg. 00 min. West for 151.5 feet to the North line of the Public Access Road for the point of beginning; thence continue along the last named course for 90.0 feet; thence South 87 deg. 00 min. West for 130.0 feet; thence South 2 deg. 00 min. East for 105.0 feet; thence South 87 deg. 00 min. West for 70.0 feet to the Northerly line of the above said road; thence Southeasterly or Easterly along the Northerly line of said road for a distance of 210.0 feet more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the

SELLER thereto on this the 12 day of NOV., 1998, at Shelby County, Alabama.

Julius Gaiters
JULIUS GAITERS
SELLER

Juanita Gaiters
JUANITA GAITERS
SELLER

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

Inst. # 1999-02305

01/19/1999-02305
10:36 AM CERTIFIED
SHELBY COUNTY JAIL & COURT
11:29 AM

I, Clint C. Thomas, a Notary Public for the State at Large, hereby certify that JULIUS GAITERS and JUANITA GAITERS, SELLERS, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date

12 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
day of NOV., 1998.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 24 JAN, 2000

Shelby County
P.C. 302471
Shelby, Alabama
35240