

# General Warranty Deed

This Deed made this 22nd day of January, 1999, between Sara E. Irving, nee Hawkins and Douglas A. Irving, wife and husband, whose mailing address is 7 Rosery Lane, Belleair, Florida 33756, hereinafter called the Grantors, and Sara E. Irving and Douglas A. Irving, Trustees of the Irving Revocable Trust, dated October 6, 1992, whose mailing address is 7 Rosery Lane, Belleair, Florida 33756, hereinafter called the Grantees.

The Grantees, as Trustees, have full power and authority to protect, conserve, sell, lease, improve, gift, convey either with or without consideration, mortgage, pledge, or otherwise encumber said property and to manage and dispose of the real property or any portions thereof described herein.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantees to the Grantors, the receipt and sufficiency of which is acknowledged, have granted, bargained, sold, and conveyed unto the Grantees and the Grantees' heirs, successors, and assigns forever, with covenants of general warranty of title, all that certain parcel of land in the County of Shelby and State of Alabama, to wit:

The Southwest 1/4 of the Southeast 1/4 of Section 16, Township 24 North, Range 15 East, and the North 1/2 of the Northwest 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama;

and being that same property conveyed to the Grantor under the will of Robert Henry Schrader who died December 6, 1982, memorialized by affidavit dated April 8, 1983, of Sara E. Hawkins, and of record in the Circuit Court Clerk's Office of Shelby County, Alabama, in Official Record Book 50, page 367.

Property Appraiser's Parcel ID 335160000012 and 335210000003.

TOGETHER with: all property of a permanent or fixed nature attached to the land such as houses, buildings and structures; and all rights attached to the land such as easements, rents, profits and covenants, whether such rights are benefits or burdens.

AND the Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for taxes accruing after December 31, 1998, and restrictions, easements, and encumbrances of record, if any.

SIGNED, sealed and delivered in the presence of:

P.A. Touchton  
P.A. Touchton, Witness

Sara E. Irving, nee Hawkins (SEAL)  
Sara E. Irving, nee Hawkins  
7 Rosery Lane, Belleair, Florida 33756

Harold L. Harkins, Jr.  
Harold L. Harkins, Jr., Witness

Douglas A. Irving (SEAL)  
Douglas A. Irving  
7 Rosery Lane, Belleair, Florida 33756

STATE OF FLORIDA  
County of Hillsborough

The foregoing instrument was acknowledged before me January 22, 1999, by Sara E. Irving, nee Hawkins and Douglas A. Irving, who are personally known to me.

Prepared by and please return to:  
Harold L. Harkins, Jr., Esq.  
2803 W. Busch Blvd., Suite 112  
P. O. Box 274121  
Tampa, FL 33688-4121  
813-933-7144

Harold L. Harkins, Jr.  
Harold L. Harkins, Jr.  
Notary Public - State of Florida



Harold L. Harkins, Jr.  
Commission # CC 774440  
Expires SEP. 20, 2002  
BONDED BY ATLANTIC BONDING CO., INC.

02/18/1999-06898  
10:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 9.00

06890-6661 \* 1501