

This instrument prepared by Leslie A. Muzingo, Esquire, of Davis & Neal, Attorneys at Law, 951 Government St., Suite 117, Mobile, Alabama 36604.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

In consideration of the sum of fifty-eight thousand, three hundred dollars (\$58,300) and other good and valuable consideration to me in hand paid by Bill Everett, the receipt whereof is hereby acknowledged, we, Freddie Lois Everett and S. Karl Everett, husband and wife, do grant, bargain, sell, and convey unto the said Bill Everett the following described real property located in Shelby County, Alabama:

The West two-thirds (W 2/3) of the S 1/4 of the SW 1/4, in Section 25, Township 21 South, Range 4 West, Shelby County, Alabama.

The above described property constitutes no part of the homestead of the grantors.

This conveyance is made subject to restrictive covenants, easements, rights of way, and reservations applicable to said property of record in the said probate court records.

TO HAVE AND TO HOLD the same unto the said Bill Everett, his heirs and assigns, in fee simple, forever.

And I do covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrances; that I have a good right to sell and to convey the same to the said grantee, his heirs and assigns, and I will, and my heirs and personal representatives shall, warrant and defend the premises to the said grantees, his heirs and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 19th day of July, 1999.

Freddie Lois Everett  
Freddie Lois Everett

S. Karl Everett  
S. Karl Everett

STATE OF ALABAMA )  
COUNTY OF MOBILE )

I, John T. Lyons, a Notary Public in and for said County and State, hereby certify that Freddie Lois Everett and S. Karl Everett, whose names are signed to the foregoing conveyance, and who are made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full power and authority on the day the same bears date.

GIVEN UNDER MY HAND, this the 19th day of July, 1999.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 26, 2001.  
BONDED TRUE NOTARY PUBLIC UNDERWRITERS.

My commission expires: \_\_\_\_\_

John T. Lyons  
NOTARY PUBLIC

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I hereby certify that the within instrument was filed in my office for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1999, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded in Deed Book \_\_\_\_\_, at page \_\_\_\_\_ and examined, and the \$ \_\_\_\_\_ tax has been paid.

JUDGE OF THE PROBATE COURT

✓ Grantees' address: 216 South Beltline Hwy, Mobile, Alabama 36609.

07/22/1999-30734

03:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

67.00

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