

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-33710

08/11/1999-33710
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SHE ON 11.50

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 **MONTEZ HERNDON and OTIS HERNDON, a married couple,** hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **KENNETH WENDELL HERNDON, a married man,** 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:

Commence at the SW corner of a five acre tract of land conveyed to Grantor Lepra Williams, and wife, Rosa Williams, by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 116 at page 545 and run thence Easterly along the South boundary of said five acre tract 210 feet to the SE corner of a lot deeded by Grantors, Lepra Williams and wife, Rosa Williams, to Joe C. Vines and wife, Odell Vines dated October 13, 1956; thence continue Easterly along the South boundary of said five acre tract 120 feet to the SE corner of the same; thence turn an angle of 90 degrees to the left and run thence 105 feet to the Northeast corner of a lot heretofore conveyed to Rogers L. White and wife, Ozella M. White on September, 14, 1961, as shown by deed recorded in Deed Book 219 at page 282 in said Probate Office, said point being the point of beginning of the lot herein described; thence continue North along the same course a distance of 180 feet; thence turn an angle of 90 degrees to the left and run thence Westerly and parallel with the South boundary of said five acre tract 120 feet; thence turn an angle of 90 degrees to the left and run in a Southerly direction 180 feet to the Northwest corner of said White lot; thence turn an angle of 90 degrees to the left and run in an Easterly direction along the North line of said White lot 120 feet to the point of beginning.

The following is taken from the deed conveying said property to the Grantors herein dated 29 NOV 1967: The Grantors warrant that Rosa Williams, the former wife of the Grantor, Lepra Williams, died intestate while a resident of Shelby County on February 13, 1964, and that said Rosa Williams had only five children ever born of her, namely, the Grantors, Montez, Herndon, Verinda Williams, Odell Vines, Ozella M. White, and Katie Burnice.

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 BUYERS 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 BUYERS 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 BUYERS and the heirs and assigns of the BUYERS 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 14 day of JULY, 1999, at Shelby County, Alabama.

Montez Herndon
MONTEZ HERNDON
SELLER

Otis Herndon
OTIS HERNDON
SELLER

STATE OF ALABAMA)
) ACKNOWLEDGEMENT
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that MONTEZ HERNDON and OTIS HERNDON, SELLER, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14 day of JULY, 1999.

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

THIS INSTRUMENT PREPARED BY:

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

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