

STATE OF ALABAMA)

SHELBY COUNTY)

FULL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned by **Mark Beaver**, hereinafter called grantee, the receipt whereof is hereby acknowledged, we, the undersigned **Billy Bruce Dawkins a/k/a Bruce P. Dawkins, a married person, and Letitia Dawkins, a single person**, hereinafter called the grantors, have this day bargained and sold and by these presents do hereby grant, bargain, sell and convey unto the said grantee the following tract or parcel of land, to-wit:

Starting at the intersection of the north line of SW 1/4 of the SE 1/4 of Section 26, T-21-S, R-3-W, Shelby County, Alabama and the east right of way of Alabama Highway 119 (80' row), and being also the POINT OF BEGINNING; thence from said point of beginning, run along the north line of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, South 89°-46'-53" East, 837.31 feet; thence South 01°-03'-15" West, 401.41 feet; thence North 89°-59'-27" West, 799.84 feet to the east right of way of said Alabama Highway 119; thence along the east right of way of said highway, along a curve concave to the west (property line radius 2334.76 feet) a chord of North 04°-15'-15" West, 405.52 feet to the point of beginning. Said parcel lying in the SE 1/4 of Section 26, T-21-S, R-3-W, Shelby County, Alabama and containing 7.516 acres, more or less.

The grantor, Billy Bruce Dawkins herein certifies that he is the same person as Bruce P. Dawkins, one of the grantees named in that certain deed dated July 22, 1991 and recorded at Book 355, page 29 in the Probate Office of Shelby County, Alabama.


The married grantor herein certifies that the above described property is not a part of his homestead nor that of his spouse.

This conveyance is subject, however, to ad valorem taxes, any valid adverse title as to mineral interests or mining rights, easements or rights-of-way, covenants running with the land, encroachments, or other matters or defects of record or which would be shown by an accurate survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the said tract or parcel of land unto the said grantee, his heirs and assigns, in fee simple forever; and for the consideration aforesaid we do for ourselves, our heirs, executors and administrators, successors and assigns, covenant to and with the said grantee that we are lawfully seized and possessed in fee simple of said tract or parcel of land; that we have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, unless otherwise noted above; and that we, the said grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 19 day of February, 2002.

 (L.S.)
Billy Bruce Dawkins

 (L.S.)
Letitia Dawkins

02/20/2002-08488
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA)

ACKNOWLEDGMENT

MARSHALL COUNTY)

I, Danny L. Smith, a Notary Public in and for said State of Alabama at Large, hereby certify that **Billy Bruce Dawkins a/k/a Bruce P. Dawkins, a married person**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of February, 2002.

D. Smith
Notary Public

My Commission expires: 6/5/2002

STATE OF ALABAMA)

ACKNOWLEDGMENT

MARSHALL COUNTY)

I, Danny L. Smith, a Notary Public in and for said State of Alabama at Large, hereby certify that **Letitia Dawkins, a single person**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of February, 2002.

D. Smith
Notary Public

My Commission expires: 6/5/2002

Address of Grantees:

Mr. Mark Beaver
1624 Blount Avenue
Guntersville, AL 35976

This instrument prepared by:
Danny L. Smith
Attorney at Law
P.O. Box 249
Boaz, AL 35957
(256) 593-4009

ashbury/deed
02-5549

This deed made without benefit of a title examination unless a separate written opinion is rendered and a separate charge made for such examination. The draftsman does not expressly or impliedly give any opinion or warranty as to the status of the title to the property conveyed or the sufficiency of the interest conveyed herein. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. For prior instruments in the chain of title, see the following references in the probate office of this county:

Book: 355

Page: 29

Inst # 2002-08488

02/20/2002-08488
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SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50