

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20020712000323480 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
07/12/2002 09:28:00 FILED/CERTIFIED

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Walter C. Booth

(Address) 328 8th Street SW

Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE THOUSAND, FIVE HUNDRED AND 00/100, (\$1,500.00)-----DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **LULA M. HALL, an unmarried woman, and JEFFREY NEAL HALL, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WALTER C. BOOTH**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL B

Commence at the SW corner of Lot 12 of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, according to map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116 in the Office of the Probate Judge of Shelby County, Alabama, run in a Northerly direction along the West lines of Lots 12 and 13 for a distance of 277.00 feet to the POINT OF BEGINNING of the North portion of Lot 13; thence from point of beginning, continue to run in a Northerly direction along the West line of the North portion of Lot 13 for a distance of 80.00 feet; thence run in an Easterly direction along the North Line of Lot 13 for a distance of 120.00 feet; thence run in a Southerly direction parallel to the West line of Lot 13 for a distance of 80.00 feet; thence run in a Westerly direction parallel to the North line of Lot 13 for a distance of 120.00 feet to the POINT OF BEGINNING.

THE LEGAL DESCRIPTION OF THE PROPERTY HEREINABOVE REFERENCED WAS OBTAINED FROM THAT CERTAIN SURVEY OF R. C. FARMER & ASSOCIATES, INC., DATED MAY 15, 2002, AND IT IS THE INTENT OF GRANTORS TO CONVEY TO GRANTEE THE WESTERNMOST 120 FEET OF THE NORTH ONE-HALF OF LOT 13 ACCORDING TO MAP OF NICKERSON SURVEY ON HELENA ROAD, AS HEREINABOVE REFERENCED.

THE ABOVE-DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, JEFFREY NEAL HALL, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: DEED BOOK 313, PAGE 519, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

THOMAS O. HALL, A GRANTEE, PURSUANT TO THE DEED IMMEDIATELY HERETOFORE REFERENCED, SAME OF WHICH WAS JOINT WITH RIGHT OF SURVIVORSHIP, DECEASED ON OCTOBER 4, 2001.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of June, 2002.

Lula M. Hall
LULA M. HALL
Jeffrey Neal Hall
JEFFREY NEAL HALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **LULA M. HALL**, 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 21st day of JUNE, 2002.

L. Michelle K. Adams
Notary Public
My commission expires: 5/17/03

STATE OF VIRGINIA)
COUNTY OF Amherst)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JEFFREY NEAL HALL**, 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 28th day of June, 2002.

Stephanie R. Ford
Notary Public
My commission expires: 6/30/05