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Shelby Cnty Judge of Probate, AL
08/01/2002 15:50:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOE EDMONDSON
110 E. STERRETT STREET
COLUMBIANA, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$73,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, EUGENIA L. FETTERS, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOE EDMONDSON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND BEING SITUATED IN THE SW 1/5 OF THE SW 1/5 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN SHELBY COUNTY, ALABAMA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 530.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STERRETT STREET (30-FOOT RIGHT OF WAY); THENCE NORTH 87 DEGREES 17 MINUTES 42 SECONDS EAST AND RUN ALONG SAID RIGHT OF WAY A DISTANCE OF 140.12 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 50 SECONDS EAST AND ALONG SAID RIGHT OF WAY RUN A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 104.93 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 29 SECONDS EAST AND LEAVING SAID RIGHT OF WAY RUN A DISTANCE OF 335.00 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 50 SECONDS WEST AND RUN A DISTANCE OF 104.93 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 29 SECONDS WEST AND RUN A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE WEST 25 FEET OF ABOVE DESCRIBED PROPERTY.

SITUATED IN SHELBY COUNTY, ALABAMA.

EUGENIA L. FETTERS AND GINA BLACKWELL ARE ONE IN THE SAME PERSON.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. PERMITS AND RIGHTS OF WAY OF RECORD, IF ANY.
3. RIGHTS OF OTHER PARTIES IN AND TO THE USE OF THE EASEMENT OVER THE WEST 25 FEET OF CAPTION LANDS.

\$72,923.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, EUGENIA L. FETTERS, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of July, 2002.


EUGENIA L. FETTERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EUGENIA L. FETTERS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of July, 2002.


Notary Public

My commission expires: 6.2.05